



**AITCHISON  
RAFFETY**



- 5 allocated car parking spaces
- Own WC and Kitchen facilities
- Recently refurbished
- Good access to the M1
- LED Lighting
- WhatThreeWords:  
///Surely.Cards.Hers

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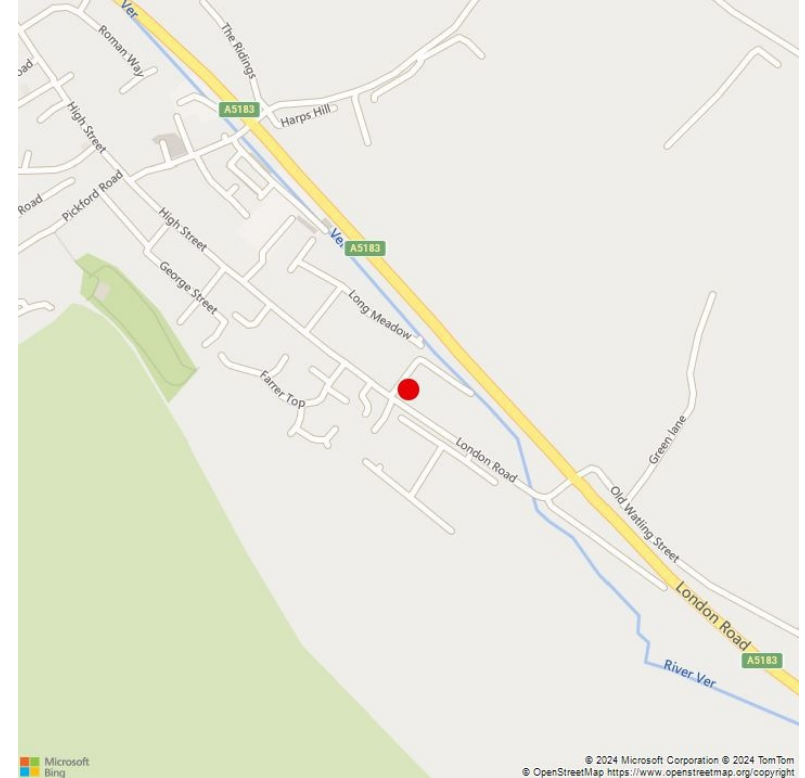
Ver House, Unit D, First Floor, London Road, Markyate, Herts AL3 8JP

Recently refurbished office suite

Approx. 1,121 Sq Ft (104.14 Sq M)

**To Let**

# Ver House, Unit D, First Floor, London Road, Markyate, St. Albans, Hertfordshire, AL3 8JP



## Description

The property comprises a mainly open plan office suite within a two storey building with parking for 5 cars. It has undergone a complete renovation recently with new carpets, ceiling tiles and LED lighting. The unit benefits from its own WC and kitchen facilities.

## Location

The premises are located just off London Road in Markyate, down an access road that is limited to cars and small trucks.

M1 (Junction 9) - 1.9 Miles  
Luton Airport - 6.3 miles  
Hemel Hempstead - 7.3 miles

## Floor Area

Unit D - First Floor	1,121 Sq Ft	104.14 Sq M
<b>Total</b>	<b>1,121 Sq Ft</b>	<b>104.14 Sq M</b>

## Rent

£16,850 per annum exclusive

## Business Rates

The office will need to be separately assessed. An estimate is available on application.

## VAT

This property is subject to VAT.

## Energy Performance Rating

EPC Band D - 92

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.  
Please contact us for more information.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Strictly by appointment via the  
sole agent - Aitchison Raffety  
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