



**AITCHISON
RAFFETY**



- Newly built facility within state of the art medical centre
- Large glass frontage
- EPC- A
- Suitable for a variety of users within Class E
- Parking available and free on-street parking immediately adjacent.

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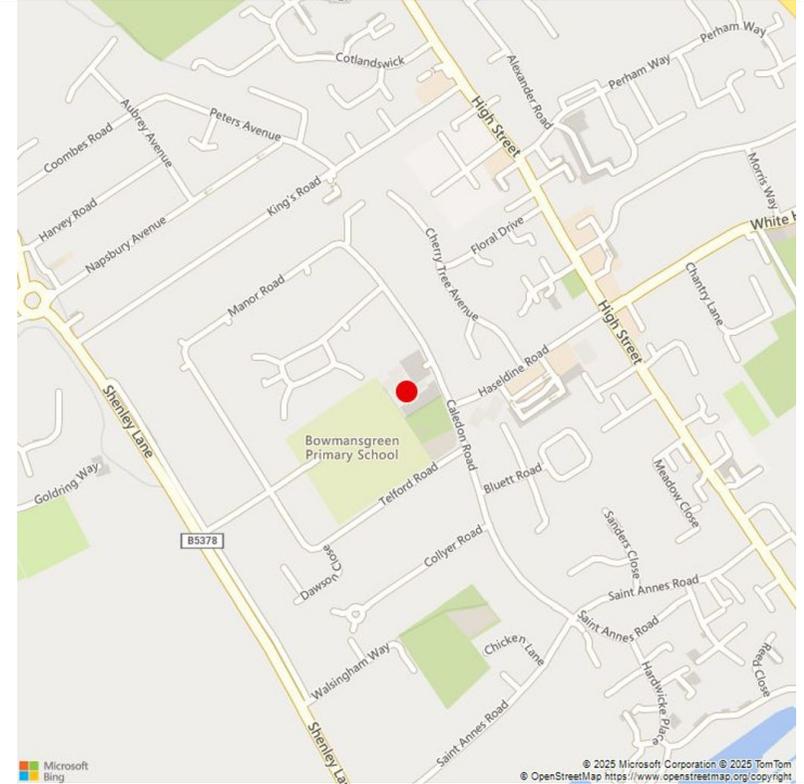
Summerfield Health Centre, Caledon Road, London Colney, AL2 1PU

Ground floor retail within new medical centre

Approx. 1,166 Sq Ft (108.32 Sq M)

To Let

Summerfield Health Centre, Caledon Road, London Colney, St. Albans, Hertfordshire, AL2 1PU



Description

The ground floor retail unit forms part of the new medical centre, completed in 2021. The space is currently presented in shell condition with capped services and benefits from a prominent glazed frontage with sliding doors.

Tenant and visitor parking is available directly outside the property, supplemented by free on-street parking immediately adjacent.

Location

The medical centre occupies a convenient position on Caledon Road, within a residential area of London Colney, and enjoys excellent transport links via the A1081.

Floor Area

| | | |
|---------------------|-------------|-------------|
| Ground Floor Retail | 1,166 Sq Ft | 108.32 Sq M |
|---------------------|-------------|-------------|

Rent

£27,950 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

The property is due to be re-assessed, estimate available on request.

VAT

All prices are quoted exclusive of VAT

Energy Performance Rating

A-19

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information.

Legal Costs

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

Viewings

By appointment only with sole agents Aitchison Raffety
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