



- Three separate rooms
- Recently refurbished
- Two allocated parking spaces
- Air conditioned throughout
- Excellent natural light
- Kitchenette and WC
- Additional visitor parking on site

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106 St. Albans Road, Sandridge, St. Albans, Hertfordshire, AL4 9LJ

Self- Contained Office Suite at Carpenters Farm

Approx. 398 Sq Ft (36.97 Sq M)

To Let

Office At Carpenters Farm, 106 St. Albans Road, Sandridge, St. Albans, Hertfordshire, AL4 9LJ



Description

The subject property is a self-contained, stand-alone office suite located within Carpenters Farm. The accommodation comprises three separate rooms and a kitchenette with WC.

The office has been finished to a good standard and features high ceilings, excellent natural light, and air conditioning throughout.

There are two allocated spaces, with additional visitor spaces on the wider site.

Location

Situated in Carpenters Nursery & Farm Shop on St Albans Road (A5183), it is just a short drive from St Albans city centre and easily reached from surrounding towns.

Rent

£12,950 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £6,000. This property should qualify for small business rates relief.

VAT

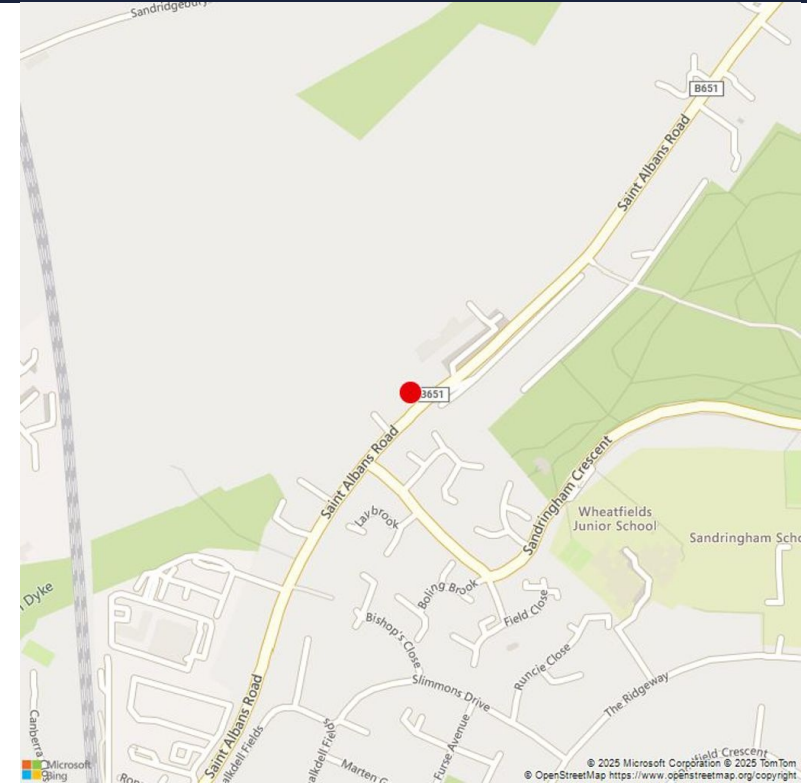
This property is subject to VAT.

Energy Performance Rating

Awaited

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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