

TO LET

OFFICES

Jessop & co



12 Chequer Street, St Albans, AL1 3XZ

- City centre office suite
- 151 sq ft (14.02 sq m)
- Suitable for 2 or 3 persons
- Gas central heating
- Kitchen
- Door entry system

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LOCATION

St Albans is a thriving cathedral city with a strong retailing centre and an affluent catchment population of close to 150,000. It is located approximately 20 miles north of central London and is a popular commuter city due to its excellent rail service in to central London.

St Albans City Station, which provides Thameslink services to central London and both London Luton and London Gatwick Airports is within 0.5 miles of the property whilst St Albans Abbey Station, which provides services to Watford, is within 0.35 miles.

SITUATION

The property is located on the east side of Chequer Street and is accessed via a dedicated office entrance from Half Moon Yard.

Chequer Street is a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. Both the Christopher Place and Maltings Shopping Centres with their large car parks are both within a short walk.

DESCRIPTION

The premises form an office suite on the second floor of this multi-let office building having the benefit of the following amenities:

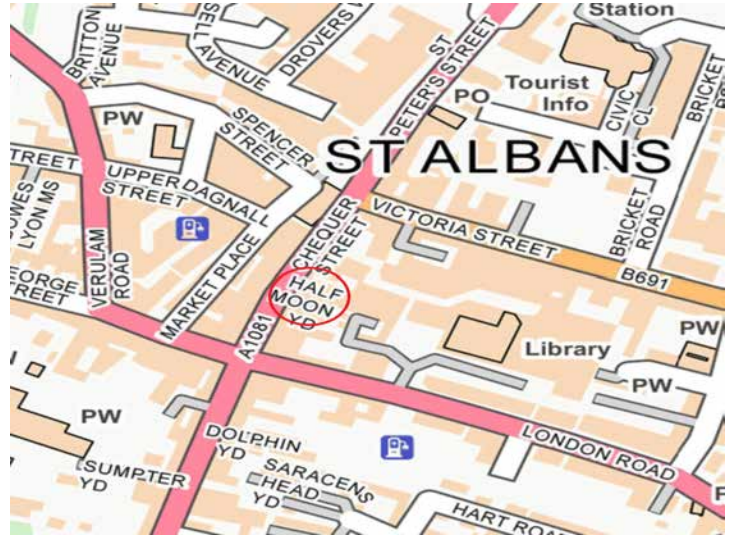
- Open plan
- Suitable for 2 or 3 persons
- Excellent natural light
- Gas central heating
- Door entry system
- Kitchen

FLOOR AREA

The premises has the following net internal floor area:

Second Floor Rear Suite: 151 sq ft (14.02 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice: IMPS Offices.



BUSINESS RATES

The premises has a Rateable Value of £1,375.

Please note this is not the amount of rates payable. The property has a Rateable Value below the threshold for business rates and a small occupier will qualify for exemption from paying business rates.

TERMS

The premises are available by way of a new lease on terms to be agreed.

A service charge is payable for the upkeep of the common part areas.

RENT

The premises are available at a rent of £6,500 per annum excl VAT which equates to only £542 per calendar month.

LEGAL COSTS

Each party to meet their own costs.

VAT

VAT is payable on all rents.

EPC

The premises have an EPC rating of D (97).

For viewings and further information please contact:

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