

TO LET

OFFICES

Jessop & co



Rear Office, 5 George Street, St Albans, AL3 4ER

- City centre
- Ground floor offices
- 824 sq ft (76.59 sq m)
- Fully refurbished
- Air-conditioned
- LED lighting

Rear Office, 5 George Street, St Albans, AL3 4ER

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.

SITUATION

The property is located on the south side of George Street close to the High Street & Market Place and forms a thriving retail location with a wide range of independent retailers and restaurants.

George Street provides a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. The Christopher Place shopping centre with its 180 space car park is within a short walk.

DESCRIPTION

The premises comprise ground floor offices that are currently undergoing extensive refurbishment and will benefit from the following amenities :

- Air-conditioning
- LED lighting
- Perimeter trunking
- Largely open plan
- Directors office/meeting room
- Door entry system
- New toilets
- New kitchen

FLOOR AREA

The premises will provide the following floor areas on completion of the refurbishment:

Ground Floor Offices: 824 sq ft (76.59 sq m)

All floor areas are in accordance with the International Property Measurement Standards (IPMS: Offices).

All floor areas are subject to verification on completion of the refurbishment.



BUSINESS RATES

The property has a current rateable value of £10,000. Please note this is not the amount payable.

A qualifying tenant will benefit from small business rates relief resulting in no business rates liability.

QUOTING RENT

£26,000 per annum exclusive of VAT.

TERMS

The premises are available by way of a new effective full repairing & insuring lease for a term to be agreed.

As service charge will be payable. A rent deposit may be required depending on the financial status of the tenant.

LEGAL COSTS

The incoming tenant is to contribute to the landlord's reasonable legal costs.

EPC

To be provided.

For viewings and further information please contact:

Paul Jessop MRICS
Jessop & Co
01582 346110
paul@jessopco.co.uk

Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. April 2022.