

TO LET

OFFICES

Jessop & co



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

- City centre
- Ground floor offices
- 741 sq ft (68.85 sq m)
- Fully refurbished
- Air-conditioned
- LED lighting

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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.

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 have been extensively refurbished and 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 provide the following floor areas:

Ground Floor Offices: 741 sq ft (68.85 sq m)

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



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:

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