# TO LET Jessop OFFICES J&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:

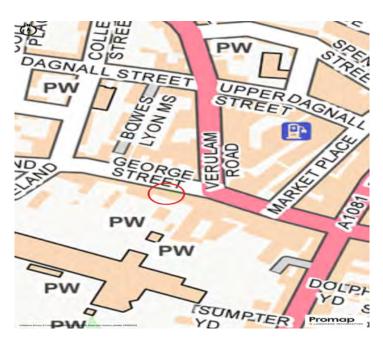
- Air-conditioning
- LED lighting
- Perimeter trunking
- Largely open plan
- Directors office/meeting room
- Door entry system
- New toilets
- New kitchen

## **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 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 ingoing 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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