

TO LET OFFICES

Jessop & co



Ver House, London Road, Markyate, AL3 8JP

- Modern offices
- Range of suites from 720 sq ft - 1,162 sq ft
- Available individually or combined up to 2,249 sq ft
- Part air-conditioned
- Easy access to J9 M1 Motorway
- Generous car parking

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LOCATION

Markyate is an attractive village located on the A5183 (previously the A5) approximately 2 miles north of Junction 9 of the M1 Motorway.

The property is located to the north of London Road overlooking the A5183 and is accessed by a private road.

DESCRIPTION

Ver House comprises a terrace of four two-storey office buildings which have undergone refurbishment to create six office suites which can be combined to provide a range of suite sizes suitable for a variety of uses.

The property provides a mixture of open plan and cellular offices and benefits from the following amenities:

- Suspended ceilings
- LED Lighting
- Double glazed windows
- Part -air-conditioned
- Gas central heating
- Perimeter trunking
- Kitchen facilities
- Male & female toilets
- 32 car parking spaces

FLOOR AREAS

Unit A Ground Floor:	1,063 sq ft (98.76 sq m)
Unit B Ground Floor:	LET
Unit C Ground Floor:	1,154 sq ft (107.22 sq m)
Unit D First Floor:	1,087 sq ft (100.99 sq m)
Unit E First Floor:	LET
Unit F First Floor:	1,162 sq ft (107.96 sq m)

The units can be occupied individually or combined to give up to 2,316 sq ft.

All measurements are in accordance with the RICS Code of Measuring Practice.

RATING

To be assessed.

Further details are available on request.

EPC

Copies are available on request.



TERMS

The property is available to let on a new full repairing and insuring leases for terms to be agreed.

QUOTING RENTS

Unit A:	£18,000 per annum
Unit B:	LET
Unit C:	£20,000 per annum
Unit D:	£20,000 per annum
Unit E:	LET
Unit F:	£20,000 per annum

A rent deposit may be required depending upon the financial status of the ingoing tenant.

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

LEGAL COSTS

Each party to meet their own costs.

VAT

Rents are quoted exclusive of VAT.

For viewings and further information please contact the letting agent:

Jessop & Co
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