



- City centre location
- 1/4 mile from St Albans mainline station
- Modern office building
- Open plan layout with kitchen
- Suspended ceiling with recessed LG4 lighting
- Air conditioning
- Skirting trunking with inset cat V data cabling
- Male and female WCs
- 4 person passenger lift
- 3 parking spaces

01727 843232

Matthew.Bowen@argroup.co.uk/  
Hugo.Harding@argroup.co.uk

# Centurion House, London Road, St Albans AL1 1PQ

Approx. 1,141 sq ft (106 sq m)

\* With 3 Parking Spaces

# To Let



## Description

An open plan first floor office suite within this modern three storey building. The offices have the benefit of suspended ceilings with recessed LG4 lighting, air con and perimeter trunking with cat v data cabling. There are 3 allocated parking spaces.

## Floor Area

The approximate net internal floor area is:

First Floor Suite 1,141 sq ft 106 sq m

## Location

Situated on London Road close to its junction with Lattimore Road in the City centre.

St Albans mainline train station	0.5	Miles
A1(M) (Junction 3)	6	Miles
M25 (Junction 21a)	4.5	Miles
M1 (Junction 6a)	4.5	Miles

### IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

## Rent / Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£31,950** per annum exclusive

## Business Rates

The suite has a rateable value of £24,000 with rates payable of **£12,000** per annum.

## Service Charge

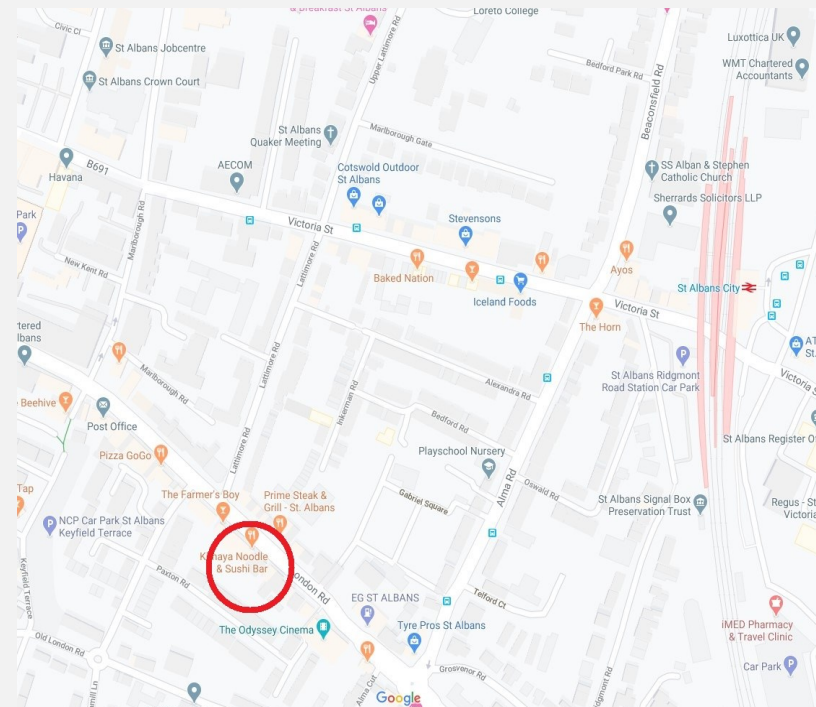
There is a contribution towards the external and common part repair and maintenance currently **£7.27 psf (£8,295)** per annum.

## VAT

The property is elected for VAT and therefore is payable on the rent.

## Energy Performance Rating

Rating D—77



## Viewings

Strictly by appointment via the sole agents.

01727 843232

Matthew.Bowen@argroup.co.uk

Hugo.Harding@argroup.co.uk

