

- Double fronted retail unit (A1 & A2 permitted use) in building under construction, due for completion Autumn 2019
- Additional first floor retail/offices
- Additional second floor storage
- Excellent floor loading capacity
- Prominent city centre position on main arterial route into St Albans
- Affluent historic commuter city situated immediately to the north east of the M1/M25 interchange with a 20 minute train journey to London (St Pancras)

**Rent - £177,500 per annum**



**Double Fronted New Build City Centre Retail Unit**

**TO LET**

**40 London Road  
St Albans  
AL1 1NG**



**Location**

St Albans is a historic city and an affluent commuter location having a population of approximately 75,000 people and an above-average demographic profile. The city is particularly well located in terms of transport links, being positioned immediately to the north-east of the M1 / M25 interchange and having the A1(M) immediately to the east. The city is located on the main Thameslink railway line, providing fast and frequent services south to central London and beyond with a direct service to St Pancras (21 mins). Services north are to Luton airport (18 mins) and beyond.

The property is located in a prominent position in the city centre fronting onto London Road which is the main arterial route within easy walking distance of the Thameslink Railway Station. Nearby retail occupiers include Poggenpohl Kitchens, CP Hart, Raft, Darlings of Chelsea, Sofa Workshop and Strutt & Parker.

**Description**

A new three storey mid terraced building currently under construction with open plan retail accommodation to the ground floor, first floor retail/offices and second floor storage. The building works are due for completion in Autumn 2019. There are stairs front and rear to the upper parts together with a lift to the rear.

**Accommodation**

	APPROX AREA	
	M <sup>2</sup>	FT <sup>2</sup>
Ground Retail	435.70	4,690
First Floor Retail / Offices / Storage	380.00	4,090
Second Floor Offices/Storage	56.80	611
<b>TOTAL</b>	<b>872.50</b>	<b>9,392</b>

\* All floor areas have been measured from plans and are gross internal and are approximate

40 London Road, St Albans, Herts, AL1 1NG



**Lease Terms**

The entire premises are available to let on a new full repairing and insuring lease for a term to be agreed.

**Rent**

Quoted at £177,500 per annum exclusive.

**Business Rates**

The property's rates assessment has not been undertaken. Please contact us to discuss likely rate assessment levels.

**EPC**

To be assessed upon completion

**VAT**

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

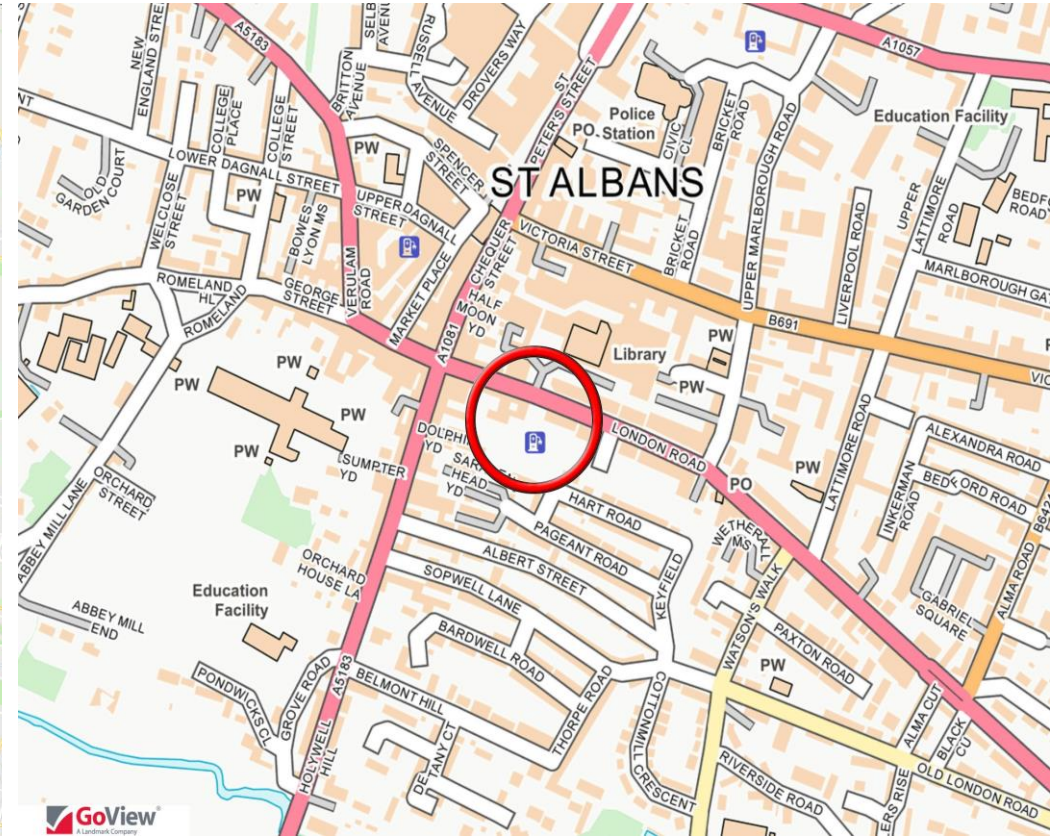
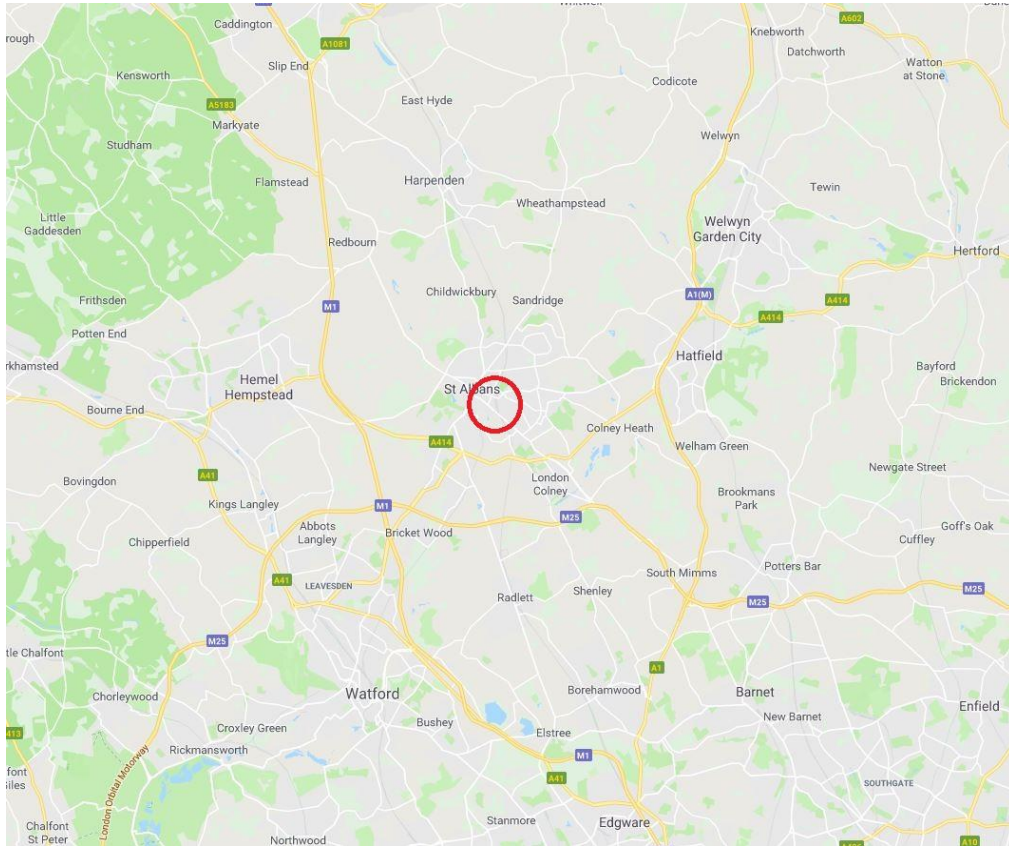




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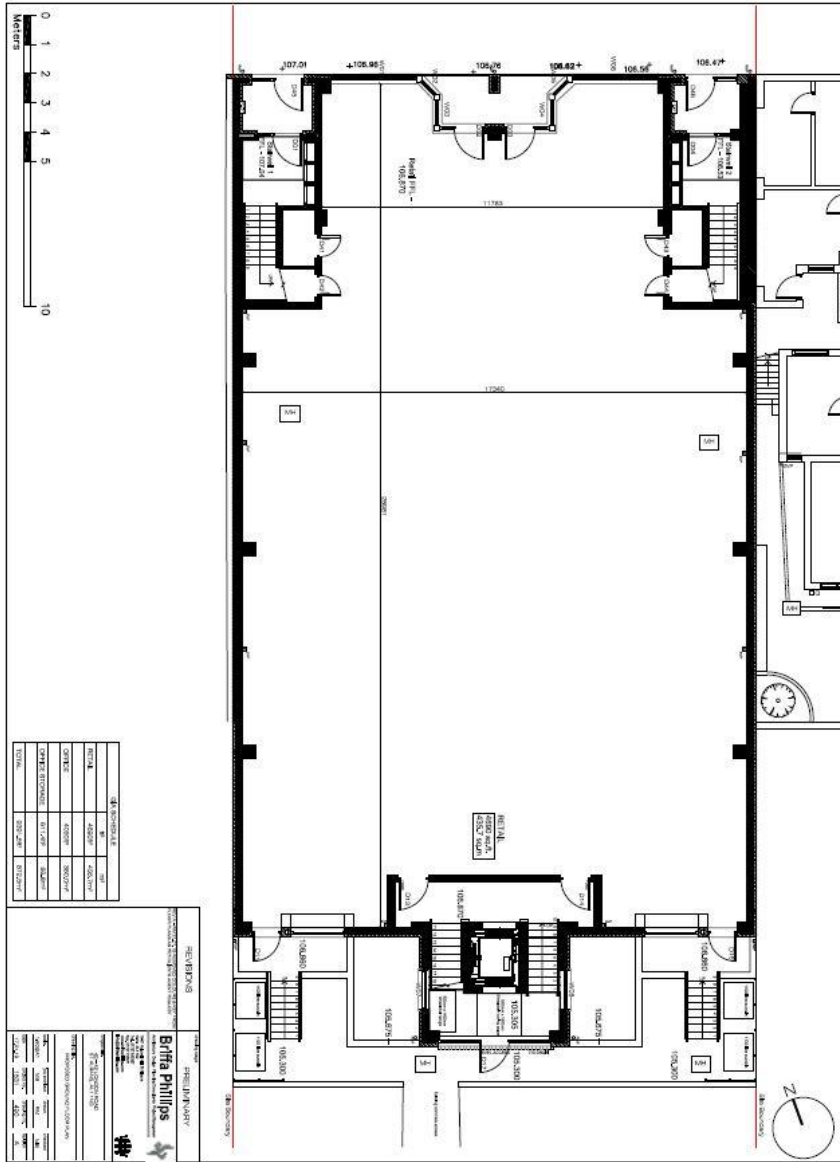


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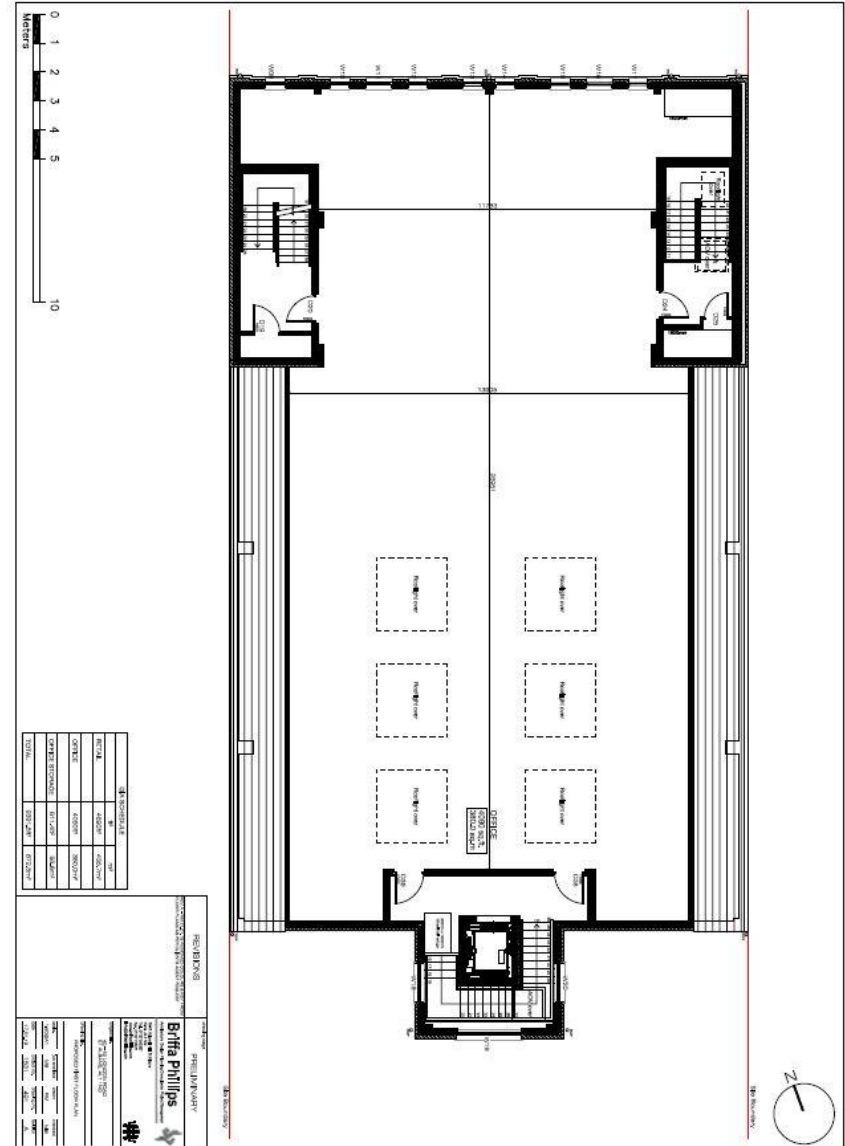




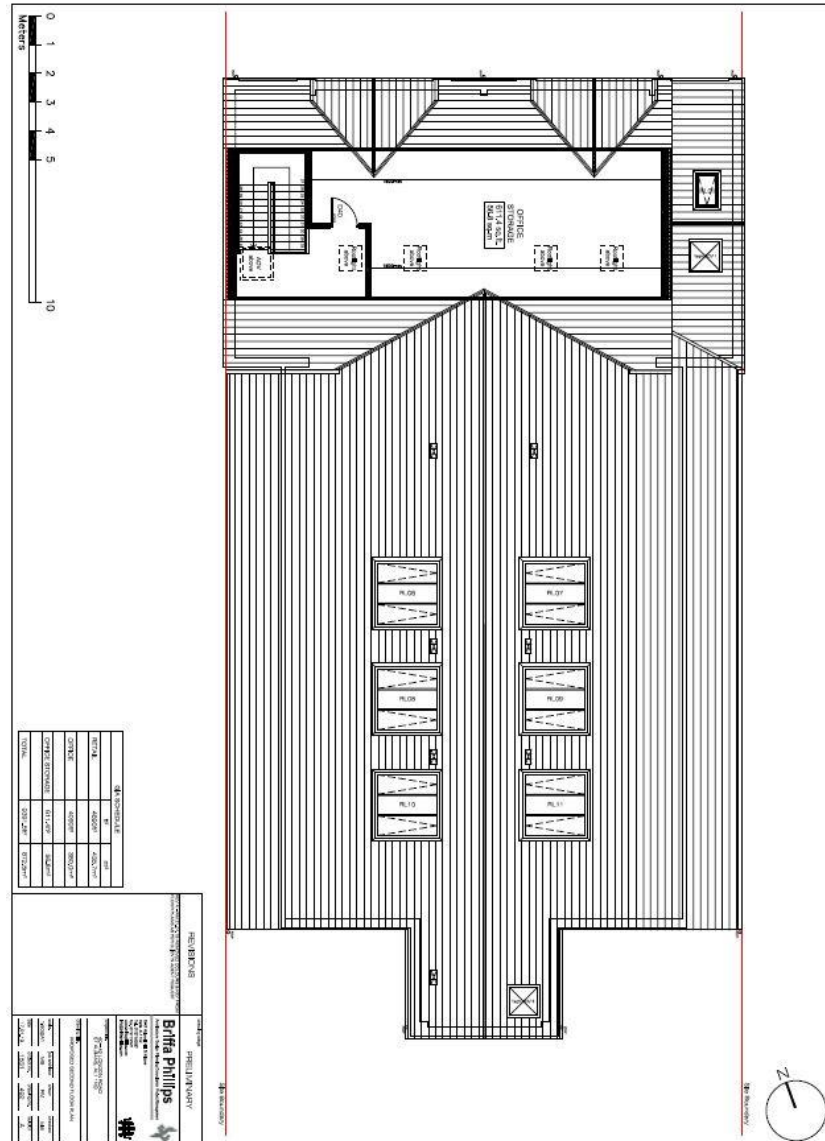
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



40 London Road, St Albans, Herts, AL1 1NG



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