

Self Contained Office Building
Approx. 2,209 sq ft (205 m sq)

**AITCHISON
RAFFETY**



Vickers House, 222 London Road, St Albans,
Hertfordshire. AL1 1PN

To Let

- Prominent position
- 4 parking spaces plus communal car park
- Walking distance to St Albans City train station
- Door entry system
- Good condition
- Kitchen facilities
- Male and female WCs including disabled



INVESTORS IN PEOPLE



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222 London Road,
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Hertfordshire.
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Description

Vickers House is a self contained two storey building with the majority of the office space on the ground floor. Upstairs there is a small office and a large storage area. The ground floor is arranged as a reception area to the front and various sized offices to the rear. There are four allocated parking spaces and further parking is available in the communal car park.

Location

The premises are situated on London Road within an established light industrial estate next to Verulam Golf Club. The property is walking distance to both St Albans City Centre and St Albans City railway.

Floor Area

The approximate net internal floor area:

Ground Floor Office	2,013 sq ft (187 m sq)
First Floor Office	<u>196 sq ft</u> (18 m sq)
Total	2,209 sq ft (205 m sq)
First Floor Storage	1,063 sq ft (99 m sq)

Rent

£35,000 per annum exclusive

Terms

The premises are available by way of new FRI lease for a term to be agreed.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rates payable are approximately £19,000 pa.

Service Charge

£1,995 + VAT per annum

Energy Performance Rating

Awaiting EPC

Legal Costs

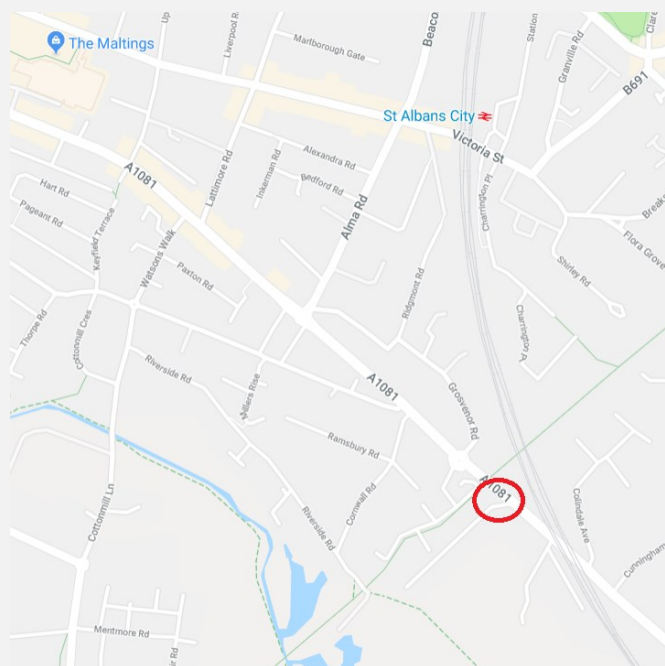
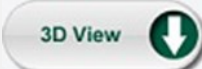
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



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