FIRST FLOOR OFFICE SUITE TO LET

104 High Street, London Colney, AL2 1QL



104 High Street, London Colney, ST ALBANS, AL2 1QL

LOCATION

The offices are situated to the northeast side of the High Street, in the centre of the village of London Colney; approximately three miles south east of St Albans. Hatfield is a similar distance to the north east and Hemel Hempstead lies approximately five miles to the west. There are excellent road communications with the M25 (J22) on the south east periphery of the village and both the M1 (J7) and A1(M) (J3) motorways all within approximately six miles distance.

DESCRIPTION

The premises are purpose built at ground floor level and approached via a communal entrance with spacious reception area;

- First floor office suite
- Gas Central Heating
- Shared kitchen facilities
- Shared toilet facilities
- Surface mounted fluorescent lighting
- Perimeter trunking
- 5 allocated car parking spaces

RENT & SERVICE CHARGES

The proposed rent is £10,950 per annum exclusive of VAT. Estimated service charges for the current year are £3,300 per annum exclusive of VAT.

ACCOMMODATION

The net internal floor area is calculated to be 1000.8 ft² / 93m²

LEASE

The premises are being offered by way of a new lease, on terms to be agreed.

BUSINESS RATES

We have checked the VOA website and the rateable value stated is as below:

Rateable Value £13,750

Rates Payable for 2018-2019 £6,600*

*Please note that Business Relief may be available to reduce the Business Rates Liability to nil subject to confirmation with the Business Rates Department at St Albans City and district Council

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

D93

VAT

The rent quoted is exclusive of VAT.









Energy Performance Certificate

₩ HM Government

Non-Domestic Building

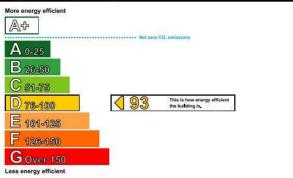
OFFICE SUITE, 1ST FLOOR SOUTH 104 High Street London Colney ST. ALBANS

Certificate Reference Number:

9149-3081-0125-0401-4725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas **Building environment:** Heating and Natural Ventilation Total useful floor area (m2): 156 Assessment Level: Building emission rate (kgCO₂/m² per year): 63.34 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as

If newly built If typical of the existing stock

Accommodation



Total area: approx. 93.0 sq. metres (1000.8 sq. feet)