

Subject to Contract



ST ALBANS OFFICES TO LET

NEW FLEXIBLE LEASES AVAILABLE

OPEN PLAN OFFICE SUITES
WITH CAR PARKING SPACES

601 & 443 SQ FT



54 Conduit Street, Mayfair, London W1S 2YY T: +44 (0)20 7734 9244 F: +44 (0)20 7734 9255
cummings-commercial.com

Cummings Commercial Ltd. Registered in England No. 3335190 Registered Office: 5a Frascati Way, Maidenhead, Berkshire SL6 4UY
Directors: JG Cummings BSc(Hons) FRICS IRRV, RH White BSc(Hons) MRICS

Regulated by RICS

LOCATION

This prominent L-Shaped office block is located approximately 1 mile from St. Albans Town Centre, providing easy access to the M25, M1 and A1(M) Motorways. St. Albans mainline station is within **5 minutes walking** distance and the Thameslink provides regular fast trains to Kings Cross St Pancras.

DESCRIPTION

Each suite has been refurbished to provide open plan office floors with excellent natural light and central heating. The offices are arranged over the 2nd floor and benefit from large windows.

The building also offers a communal kitchen, breakout area and a communal meeting room, which are available for use by all tenants free of charge. Male & Female WC facilities are located at ground and second floor levels within the common parts.

ACCOMMODATION

Offices	Area (Sq M)	Area (Sq Ft)
Suite S1a	55.83	601
Suite S2	41.16	443
TOTAL	96.99	1,044

AMENITIES/FEATURES

- Open-Plan
- Excellent Natural Light
- Central Heating
- Communal Kitchen/Breakout area
- Communal meeting Room
- Male & Female WCs
- Designated On-Site Car Parking
- Cycle parking

QUOTED RENT

£15.00 psf per annum.

SERVICE CHARGE

Approx £7.50 per sq ft (includes heating and electricity supplies to the Suite).

TERMS

A New lease is available on terms to be agreed.

VIEWINGS

For viewings or further information please contact the joint agents: –

Robert White
Cummings Commercial

Direct Dial **020 7758 4135**
Email rw@cummings-commercial.com

