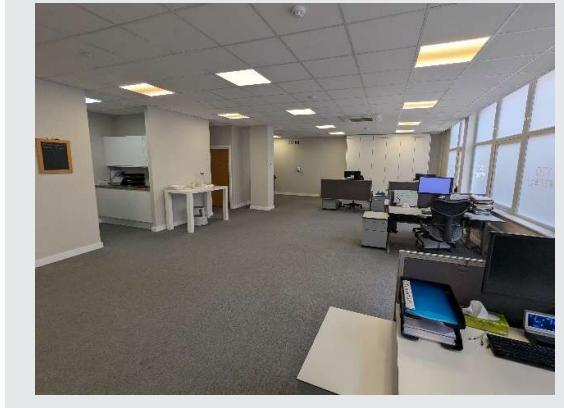


PERRY HOLT

PROPERTY CONSULTANTS

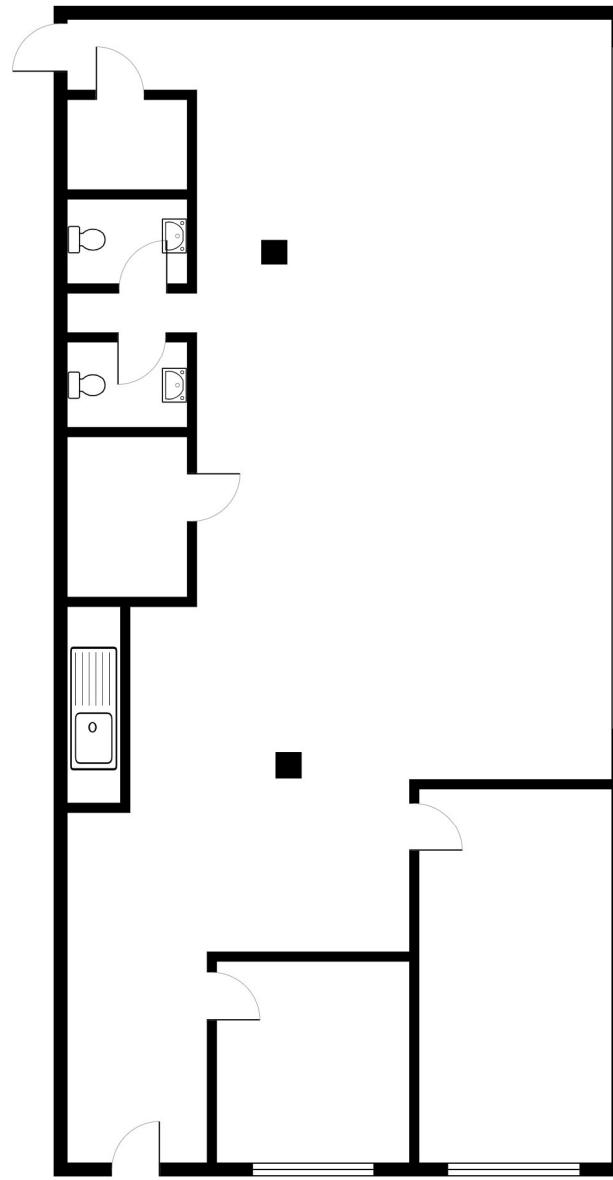
FOR SALE /
TO LET

Suite 3 Phoenix House, 63 Campfield Road, St Albans,
AL1 5FL



ACCOMMODATION

Suite 3 Sq ft 1,625.5 Sq m 151



AMENITIES

- ✓ Modern space with air conditioning
- ✓ Open plan layout
- ✓ 5 car parking spaces
- ✓ Double aspect suite

LOCATION

St Albans is a prosperous and historic city located some 25 miles North West of London with excellent motorway, road, rail and airport communications. Luton airport is approximately 12.5 miles from the office by road.

One of the main selling points about the property is that it is only 0.5 miles from St Albans City Station which can take you in to St Pancras in approximately 18 minutes.

DESCRIPTION

Large open plan office which is modern throughout. The suite offers two meetings rooms, two W/Cs, a comms room and a kitchenette. Suite 3 is dual aspect which allows plenty of natural light to fill the room making it feel spacious throughout. There are also 5 car parking spaces.

SALE & LETTING

£500,000 for the long leasehold interest. (999 year peppercorn from 29th February 2008).
£35,000 per annum exclusive.

RATES

Rateable value TBC

SERVICE CHARGE

£6,474 per annum + VAT (includes building insurance).

VAT

We understand that VAT is payable.

LEGAL COSTS

Each party to be responsible for their own legal costs

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