

TO LET

1,442 Sq Ft (133.96 Sq M)

- › Character offices
- › Air conditioning
- › LED lighting
- › 4 parking spaces
- › Kitchen & WC facilities



First Floor

The Old Cock Inn, High Street, Redbourn, St. Albans, AL3 7LZ

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





Location

- Located on High Street in the centre of Redbourn
- Close to local amenities
- Car park accessed via Monks Close with on street parking to the front
- Junction 9 of the M1 is within a short drive

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Google Maps

Click here



Description

- The property comprises a first floor office which is predominantly open plan
- Two partitioned meeting rooms along with its own kitchen & WC facilities
- The property benefits from LED lighting, air conditioning and Cat V data cabling
- 4 parking spaces in the car park at the rear
- Grade II listed building

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £32,500. VAT is not payable

Accommodation (Net Internal Area*)

First Floor	133.96 SQ M	1,442 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-104

Business Rates: The rateable value is £34,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

HUGO HARDING

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MATTHEW BOWEN

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