



- Prime St Albans city centre location
- Open plan layout with partitioned meeting room
- Open plan kitchen
- Video entry system
- Recently refurbished shared reception
- 8 person passenger lift
- 2 car parking spaces

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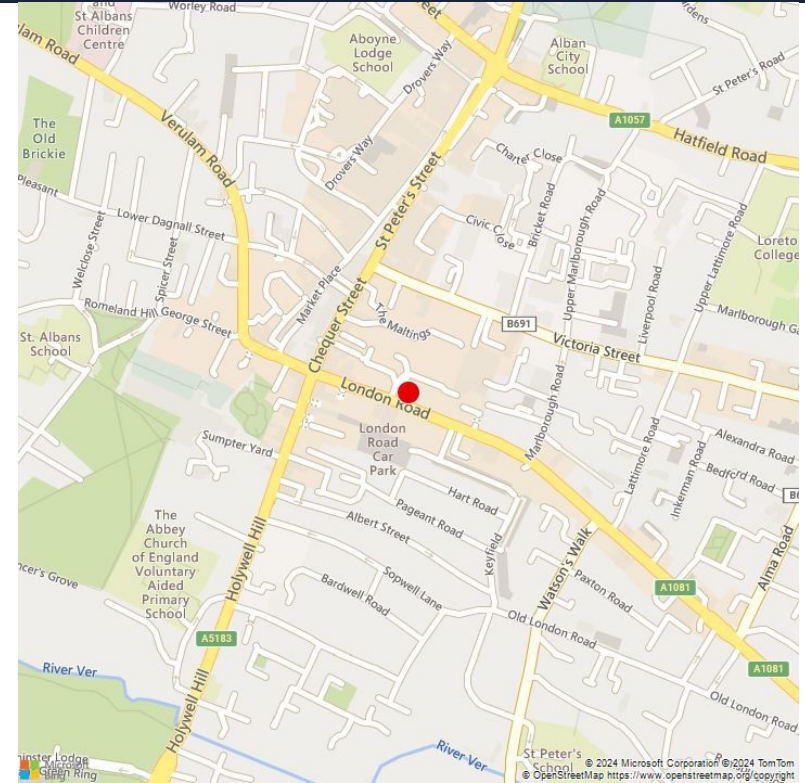
Suite 8, Clockhouse Court, 5-7 London Road, St. Albans, AL1 1LA

Modern City Centre Office Suite

Approx. 1,136 Sq Ft (105.53 Sq M)

**For Sale**

# Suite 8, Clockhouse Court, 5-7 London Road, St. Albans, Hertfordshire, AL1 1LA



## Description

A contemporary office suite located on the second floor, offering excellent natural light with dual aspect windows. The space features an open-plan layout, along with a partitioned boardroom/office that can be adjusted to meet tenant needs. The suite is equipped with modern amenities, including suspended ceilings with LED lighting, air conditioning, new carpeting, Cat 5 data cabling, central heating, an open-plan kitchen, and video door entry.

The building's common areas have undergone extensive refurbishment, with shared reception. The suite also includes two parking spaces.

## Location

Situated on London Road close to its junction with Chequer Street, within one of the prime office locations in St Albans City centre. The retail and leisure facilities of the City centre are on the doorstep.

St Albans mainline railway station is within a 10-minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a) 3.3 Miles

M1 (Junction 6a) 3.3 Miles

A1(M) (Junction 3) 4.0 Miles

## Price

Offers in the region of £400,000 plus VAT

## Terms

Available on a long leasehold for 999 years from March 2012.

Further details available on request.

## VAT

All prices quoted will be subject to VAT

## Energy Performance Rating

Band D - 76

## Floor Area

Second Floor Suite 1,136 Sq Ft 105.53 Sq M

**Total 1,136 Sq Ft 105.53 Sq M**

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
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**AITCHISON RAFFETY**

www.argroup.co.uk



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