



12a Chequer Street, St Albans, AL1 3XZ

Self-Contained suite on the first floor of this multi-let building. Predominately open plan layout with two glass partitioned office/meeting rooms which could be removed depending on occupier requirements.

The offices benefit from excellent natural light, suspended ceiling with recessed air conditioning and lighting, gas central heating and Cat V data cabling.

Location - Accessed from Chequer Street in St Albans City Centre and within walking distance of the mainline station.

St Albans mainline Train Station - 0.75 Miles

A1(M) (Junction3) - 6 Miles

M25 (Junction 21a) - 4.5 Miles

M1 (Junction 6a) - 4 Miles



ACCOMMODATION

Located on the first floor.

Floorplan Measurements

872 sqft 81.1 sqm

Tenure / Rates

The premises are available by way of an assignment or subletting lease with a term to end October 2025 at the rent of £15,000 per annum or by way of a new lease at a quoted rent of £18,950 per annum.

Business Rates

The offices have a rateable value of £11,750 with rates payable in the order of £5,865 per annum. The property does qualify for small business rates relief which could reduce the amount payable to £0 per annum.

Service Charge

Contribution towards the building insurance, repair, and maintenance of the exterior and common parts of the property. Currently £3,600 per annum.

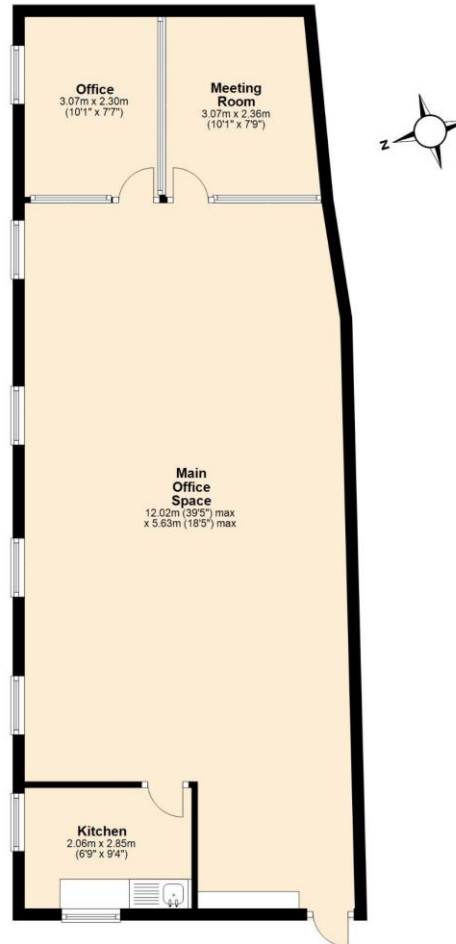
VAT

We understand the property is elected for VAT and therefore will be payable on the rent.



First Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley

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