

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**1-3 Canberra House, London
Road, St. Albans, Hertfordshire,
AL1 1LE**

- Prominent city centre location
- Recently refurbished
- LED lighting
- Shared kitchenette

LOCATION

Situated in a prominent position on London Road, the premises are within the main retail area of St Albans city centre. This is a busy vehicular route and has a high footfall with car parks situated in close proximity.



DESCRIPTION

Office suite in a prominent area of St. Albans. 3 Canberra house comprises a top-floor office suite within this prominent mid-terraced building. The suite is accessed via the entrance off London Road. There is a shared WC and entry phone to the suite.

ACCOMMODATION

Second floor suite - 3 Canberra House	180 Sq Ft	16.72 Sq M
Total	180 Sq Ft	16.72 Sq M

VAT

This property is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£725.00 per calendar month

TENURE

The premises are available on flexible terms for £725 per calendar month. Rent is inclusive of all outgoings including internet.



To arrange a viewing please contact:



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IMPORTANT NOTICE

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