

TO LET

4,585 Sq Ft

(425.95 Sq M)

- › End-terrace unit within a secure gated estate
- › 5.5m eaves height
- › Roller shutter door (W: 3.63m x H:4.75m)
- › Three phase power
- › Mezzanine office accommodation

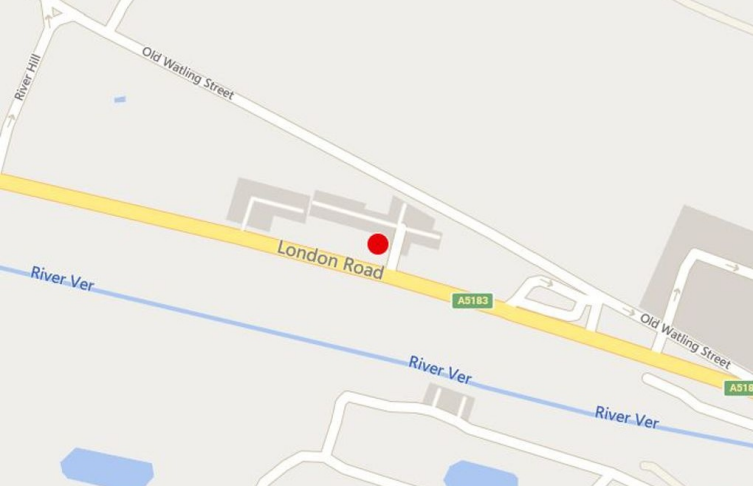


Unit 3

Lantern Commercial Centre, London Road, Flamstead, St. Albans, AL3 8HG

Contact: Chris Richards or Eamon Kennedy
Tel: **01582 738866**
eddisons.com





Location

- The property is located on the A5, only a short distance from junction 9 of the M1 Motorway.
- The M1, M25 intersection (Junction 21) is only 9 miles distant.
- London Luton Airport is approximately 7.5 miles distant.
- Luton's mainline railway station is 6 miles distant.

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Google Maps

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Description

- Allocated parking
- Electronic roller shutter (W: 3.63m x H:4.75m)
- 35Kn /m2 floor loading
- Three phase power
- WC & kitchenette facilities.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £72,000 per annum exclusive.

VAT is payable.



Accommodation (Gross Internal Area*)

Ground Floor	244.61 SQ M	2,633 SQ FT
Mezzanine	181.34 SQ M	1,952 SQ FT
Total	425.95 SQ M	4,585 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C (66)

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate/park. Further information available upon request.

Contact:

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