



104 High Street, London Colney, St Albans, AL2 1QL

LOCATION

The offices are situated to the northeast side of the High Street, in the centre of the village of London Colney; approximately three miles south east of St Albans. Hatfield is a similar distance to the north east and Hemel Hempstead lies approximately five miles to the west. There are strong public transport links with a 20-minute commute from St Albans to St Pancras and a regular bus service between Barnet and St Albans, passing through London Colney, St Albans and Hatfield. There are excellent road communications with the M25 (J22) on the south east periphery of the village and both the M1 (J7) and A1(M) (J3) motorways all within approximately six miles distance.

DESCRIPTION

The premises are purpose built at ground floor level and approached via a communal entrance with spacious reception area;

- First floor office suite
- Gas Central Heating
- Shared kitchen facilities
- Shared toilet facilities
- Surface mounted fluorescent lighting
- Perimeter trunking
- 2 allocated car parking spaces

RENT & SERVICE CHARGES

The proposed rent is £583.33 per month plus VAT. Service charges are £170.75 plus VAT. Total rent per month, inclusive of service charges, £754.08 plus VAT (subject to final verification).

ACCOMMODATION

The net internal floor area is calculated to be 662.1 ft² / 61.5 m²

LEASE

The premises are being offered by way of a lease assignment.

BUSINESS RATES

We have checked the VOA website and the rateable value stated is as below:

Rateable Value £8,000

Rates Payable for 2018-2019 £3,928*

**Please note that Business Relief may be available to reduce the Business Rates Liability to nil subject to confirmation with the Business Rates Department at St Albans City and district Council*

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

E105

VAT

The rent quoted is exclusive of VAT.

For more information, please contact: commprop@collinsonhall.co.uk, or call us on 01727 843222



Energy Performance Certificate

Non-Domestic Building



NORTH WING, SUITE B
 104 High Street
 London Colney
 ST. ALBANS
 AL2 1QL

Certificate Reference Number:
 9699-3033-0717-0101-8105

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

105 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	62
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	87.82
Primary energy use (kWh/m ² per year):	504.01

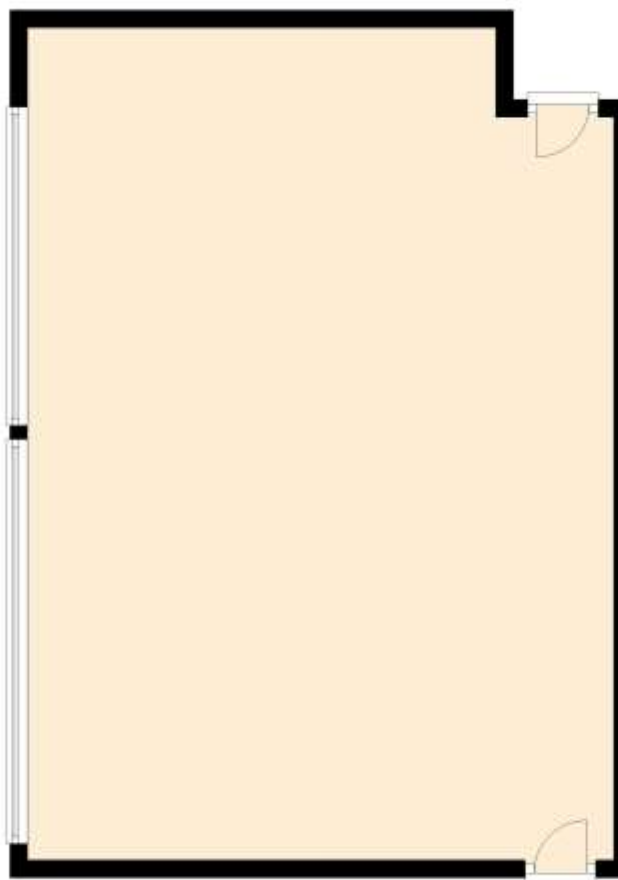
Benchmarks

Buildings similar to this one could have ratings as follows:

- 20** If newly built
- 58** If typical of the existing stock

First Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



Total area: approx. 61.5 sq. metres (662.1 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS
Plan produced using PlanUp.