

TO LET
FIRST FLOOR STUDIO/OFFICES
60.40 Sq M (650 Sq Ft)



UNIT 5 COLEMAN BUS CENTRE
CLAGGY ROAD KIMPTON
HERTS SG4 8HY

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

UNIT 5 COLEMAN BUS CENTRE CLAGGY ROAD KIMPTON HERTS SG4 8HY

DESCRIPTION & SITUATION

The premises comprises first floor office/studio accommodation together with kitchen and toilet facilities.

The premises are situated in the industrial area of Kimpton just off the High Street being equidistant from St Albans, Luton and Welwyn Garden City (approximately 9 miles) where the A1M and M1 can easily be accessed.

Luton Airport is approximately 6.5 miles from the premises, Heathrow 40 miles and Stansted 30 miles.

FEATURES

2 CAR PARKING SPACES

DOUBLE GLAZING

KITCHEN

WC

GAS HEATING

FULLY CARPETED

TERMS

The premises to be let on a new lease for a term to be agreed

RENT

£6,000 per annum exclusive SUBJECT TO CONTRACT

RATES

From verbal enquiry with North Hertfordshire District Council
Rates payable 2009/2010 £913

VIEWING

Contact

BOWYER BRYCE

Simon Scott

01438 310160

Ref: 011688

simon.scott@bowyerbryce.co.uk

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).