

TO LET

PRIVATE SECLUDED OFFICES

69.01 Sq M (743 Sq Ft)



135 LONDON ROAD KNEBWORTH SG3 6NL

See important notice overleaf

01438 816396

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135 LONDON ROAD KNEBWORTH SG3 6NL

DESCRIPTION & SITUATION

The premises comprise a self contained two storey building at the rear of 135 London Road which provides a very private and secluded office environment. The premises are in good decorative order and are carpeted throughout together with kitchen and cloakroom facilities some storage and convector heaters.

The premises are located on the east side of London Road near to its junction with Watton Road and the entrance is sited between Rainbow Dry Cleaners and Lloyds Pharmacy. Knebworth enjoys a wide variety of shopping and restaurants/cafés and benefits from its own overground station with services to Kings Cross. Bus routes also serve the immediate area. Knebworth is equidistant to junctions 6 and 7 of the A1M.

FEATURES

- PRIVATE SELF CONTAINED OFFICES
- GOOD DECORATIVE ORDER
- SPOTLIGHTING AND FLUORESCENT LIGHT FITTINGS
- KITCHEN FACILITIES
- ELECTRIC CONVECTOR HEATERS
- GOOD NATURAL LIGHT

FLOOR AREAS

All dimensions and areas are approximate only

Ground floor offices	33.08 sq m	356 sq ft
First floor offices	35.93 sq m	387 sq ft
Total Area	69.01 sq m	743 sq ft

TERMS

To be let on a new lease for a term to be agreed.

RENT

£8,500 per annum exclusive SUBJECT TO CONTRACT
(ie £11.44 per sq ft)

RATES

From verbal enquiry with North Hertfordshire District Council.
Rateable value £5,400
Rates payable 2009/2010 £2,619

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

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