

TO LET

2 CROWN YARD,
REDBOURNBURY
FARM,
REDBOURNBURY
LANE, ST.
ALBANS,
HERTFORDSHIRE
AL3 6RS

1,313 sq ft
121.98 sq m

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LOCATION

Located 1.8 miles from Redbourn, 3.3 miles from St Albans and 4.5 miles from Harpenden

DESCRIPTION

A converted traditional barn that is currently being used as a stunning office space. There is a kitchenette and W/C within the property. The property has one large main open office space, along with additional office and storage spaces. Office is heated via new electric storage heaters. Feature beam work throughout the property. Good internet speeds available in the area. Total size 1,313 sq.ft

ACCOMMODATION

Kitchen
WC
Main office space
Two further smaller rooms

Name	Size
Total	1,313 sq ft (121.98 sq m)

TERMS

Up to 5 years, but on an internal repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. Contribution of 50% of external repairs. A deposit equal to 3 months rent will be payable. References will be required.

RENT

£2,100 pcm plus VAT

SERVICES/SERVICE CHARGE

Charges based on the square footage occupied (likely to be approximately £160 per month)

RATEABLE VALUE

Current: £20,250

The Rateable Value is showing as £20,250. 43.2% of this is paid as rates. Please take advice regarding this.

EPC

EPC - D (90)

LEGAL COSTS

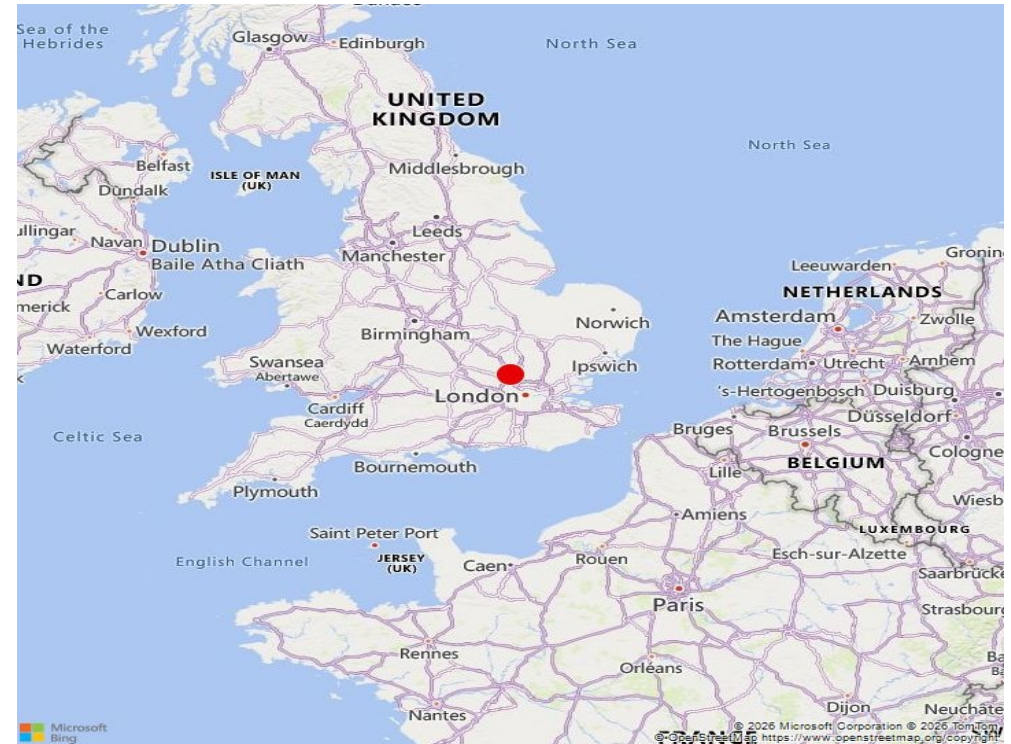
The Tenant is responsible for the Landlords reasonable legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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