

TO LET
SMALL OFFICE SUITE



**3 Canberra House, London Road,
St. Albans, Hertfordshire, AL1 1LE**

- Prominent city centre location
- Fully refurbished
- Available in Autumn 2026
- No VAT payable

LOCATION

Situated in a prominent position on London Road, the premises are within the main retail area of St Albans city centre. This is a busy vehicular route and has a high footfall with car parks situated in close proximity.



DESCRIPTION

The suite is currently tenanted but available for occupation in Autumn of 2026.

Office suite in a prominent area of St. Albans. The property comprises a first floor office suite within this prominent mid-terraced building.

There is a shared WC and entry phone as well as good natural light and gas central heating.

The suite is accessed via the entrance off London Road.

ACCOMMODATION

First floor suite - 3	173 Sq Ft	16.07 Sq M
Canberra House		

RATEABLE VALUE

This property would qualify for small business rates relief, meaning there would be no business rates payable.

VAT

This property is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£725.00 per calendar month

TENURE

The premises are available on flexible terms for £725 per calendar month. Rent is inclusive of all outgoings including shared internet.



To arrange a viewing please contact:



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