



SITUATION

Situated within the modern Cedar Court development, approx. 1 ½ miles north of St. Albans town centre and St. Albans Thameslink Railway Station providing access to St Pancras International (approx. 19 minutes).

St Albans is an attractive and historic city located some 25 miles north-west of central London, 7 miles north of Watford and benefiting from excellent road communications being within easy reach of the A1(M), M25, M1 and M10 motorways.

PROPERTY

Comprising a semi-detached **Self-Contained Modern Office Building** arranged over ground and first floors. In addition, the property benefits from raised floors, comfort cooling, suspended ceilings with inset lighting and **13 car parking spaces**.

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

£38,110 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor

Reception Area	Approx.	167 sq ft
Office Area incl. Shower Room	Approx.	1,879 sq ft
Store Area	Approx.	47 sq ft

Disabled WC

First Floor

Office Area	Approx.	1,885 sq ft
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Male & Female WCs

Total Area

Approx 3,978 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Cheeky Monkey Limited (Independent IT Support Company)** for a term of 5 years from 5th July 2013 (outside s.24-28 L & T Act 1954) at a current rent of **£38,110 per annum** exclusive (**circa £10 psf excluding Reception – see Note**).

Note: There is potential rent uplift at reversion as Unit 9 Cedar Court was let at £12 psf in February 2014.



JOINT AUCTIONEERS
Brasier Freeth LLP, Wentworth Lodge, Great North Road,
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VENDOR'S SOLICITORS
Longmores – Tel: 01992 300 333
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts