

ST ALBANS – 100 LONDON ROAD

SHOWROOM TO LET – AVAILABLE Q3 '26

LOCATION

The property occupies a prominent trading position on London Road, the A1081. London Road is home to a quality mix of commercial uses including homeware showrooms for **Bo Concept**, **CP Hart**, and **Kutchen Haus** as well as numerous estate agents, food outlets and offices.

ACCOMMODATION

The premises are currently arranged over ground and first floors and comprise the following approximate net internal floor areas:

Ground floor retail	4,000 sq ft	370 sq m
First floor offices	2,000 sq ft	185 sq m

The premises benefit from a rear loading area and up to 6 car parking spaces.

Flexible leasing options are available, as a whole, the whole ground floor only or part ground floor.

LEASE

A new effective full repairing and insuring lease is available for a term to be agreed.

RENT

Upon application.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction

PLANNING

E.



RATES

To be re-assessed following subdivision.

EPC C

SERVICE CHARGE TBC

VIEWING

For further information or to arrange an inspection, please contact the joint sole agents:

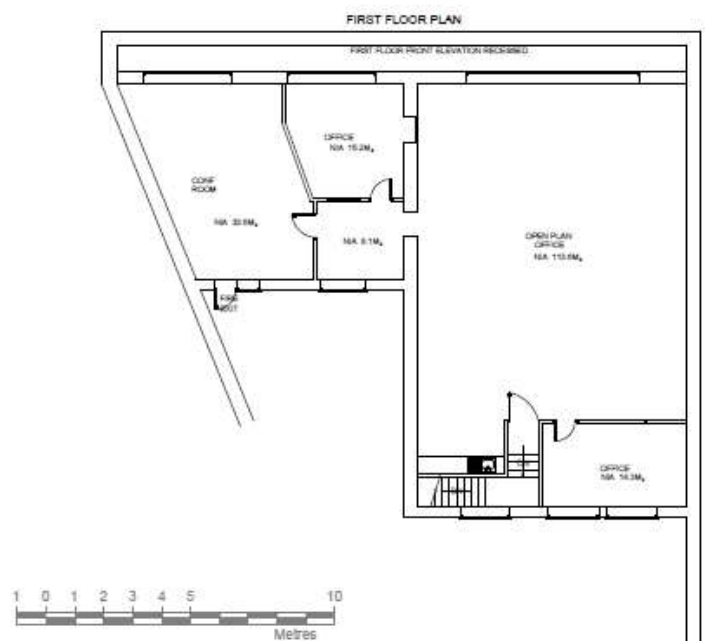
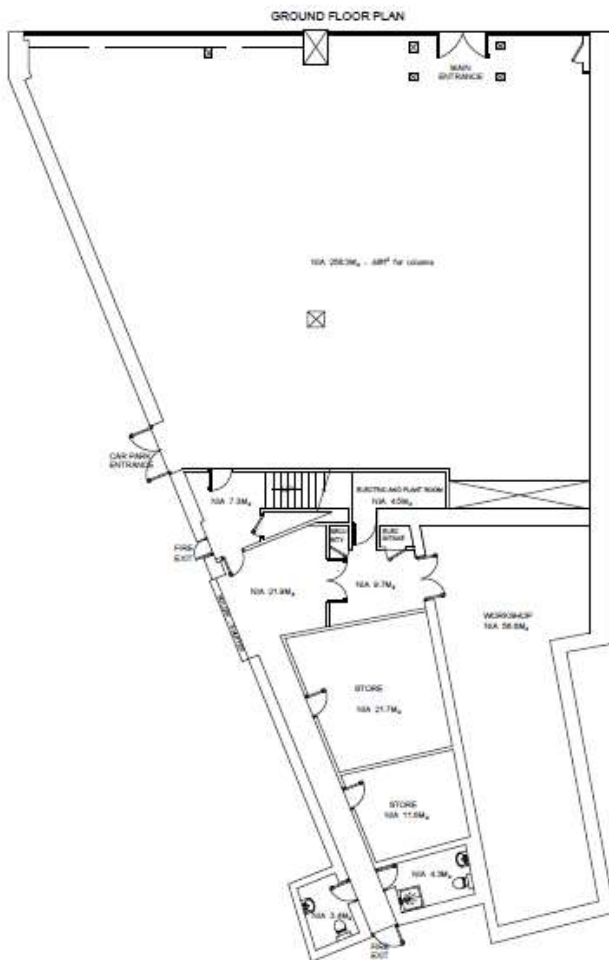
Richard Ward richard@wardproperty.uk.com
Mob: 07919 118 529

Jonathan Pugh jonathan@bakerpughmclean.com
Mob: 07884 310 995

SUBJECT TO CONTRACT

MARCH 2026

Existing Floor Plans



DISCLAIMER: Whilst every care is taken in the preparation of these particulars Ward Property Consultants Limited, any joint agents involved and the vendor take no responsibility for any error, mis-statement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

REGISTERED ADDRESS: Fifth Floor, 111 Charterhouse Street, London EC1M. CO NO. 11100748

2nd floor,
36 Lexington Street
Soho, London W1F 0LJ

www.wardproperty.uk.com