

Character City Centre Offices  
With 4 Parking Spaces  
Approx. 109.37 sq m (1,177 sq ft)

**AITCHISON  
RAFFETY**



58-62 Holywell Hill, St Albans, AL1 1BX

**To Let**

- Prominent City Centre location close to Cathedral
- First floor offices within attractive Grade II listed building
- Extensive retained character features
- 4 allocated parking spaces
- To be refurbished
- Cat v data cabling and fibre line



RICS



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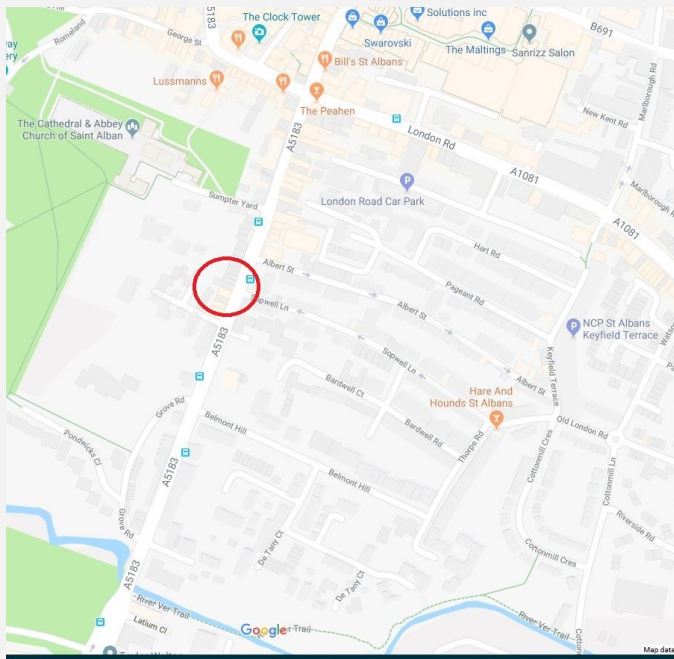
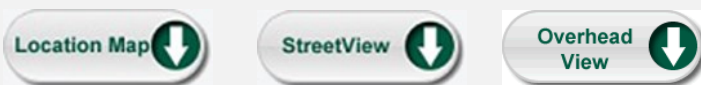


## Description

First floor offices within this attractive Grade II listed end of terraced building. The offices retain a wealth of character features and additionally benefit from surface mounted cat v data cabling, fibre connection, gas central heating, kitchen & WC facilities, storage, door entry and security alarm systems. There are four allocated parking spaces to the rear.

## Location

The premises are situated on Holywell Hill within 150 metres of London Road and therefore being within the heart of the City Centre. St Albans Abbey Station providing services to Watford and Euston is within 500 yards and St Albans City Thameslink Railway Station is within 1 mile providing frequent services to London (St Pancras) in 20 mins.



## Floor Area

The approximate net internal floor area is:

First Floor Offices      1,177 sq ft   109.37 sq m

## Rent

To rent at **£31,800 per annum exclusive**.

## Terms

The premises are available by way of new FRI lease for a term to be agreed.

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £18,250 with rates payable in the order of **£8,500 per annum**.

## Energy Performance Rating

Rating E—121

## Service Charge

There is a service charge for the contribution to external repair/maintenance and buildings insurance. Details available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment via sole agents.

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