

First Floor High Quality Office Suite
Approx. 169.93 sq m (1,829 sq ft)

AITCHISON
RAFFETY



Centrium 1, Griffiths Way, St Albans

To Let

- City Centre Location
- Close to St Albans Railway Station (Thameslink)
- Manned Reception / Security
- High Quality Predominantly Open Plan Suite
- Air Conditioning & Full Accessed Raised Floors
- Suspended Ceilings with Recessed Lighting
- 2 Ten Person Passenger Lifts
- 8 Parking Spaces



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

Centrium 1
Griffiths Way
St Albans
Herts
AL1 2RD



Description

The premises comprise a first floor office suite within this prestigious headquarters style office building. The suite is predominantly open plan with three partitioned meeting/office rooms and the building is fitted out to a Grade A specification with a manned ground floor reception together with lifts and WC's including disabled and shower facilities. There are 8 parking spaces allocated.

Location

Situated within Centrium Business Park off of Holywell Hill in central St Albans and within a short walk of the retail and leisure facilities. St Albans Abbey Station is located within 200 metres providing services to Watford and approximately 1 mile from St Albans Mainline Station which provides services to London (Kings Cross).

Floor Area

The approximate net internal floor area:

First Floor Offices 1,829 sq ft (169.93 sq m)

Rent

To rent at £27 per sq ft exclusive

Terms

The subject premises are available by way of a sub lease on full repairing and insuring terms for a length to be agreed (maximum 10 years).

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is in the order of £31,500 with rates payable of approximately £15,500 pa.

Energy Performance Rating

Awaiting report

Service Charge

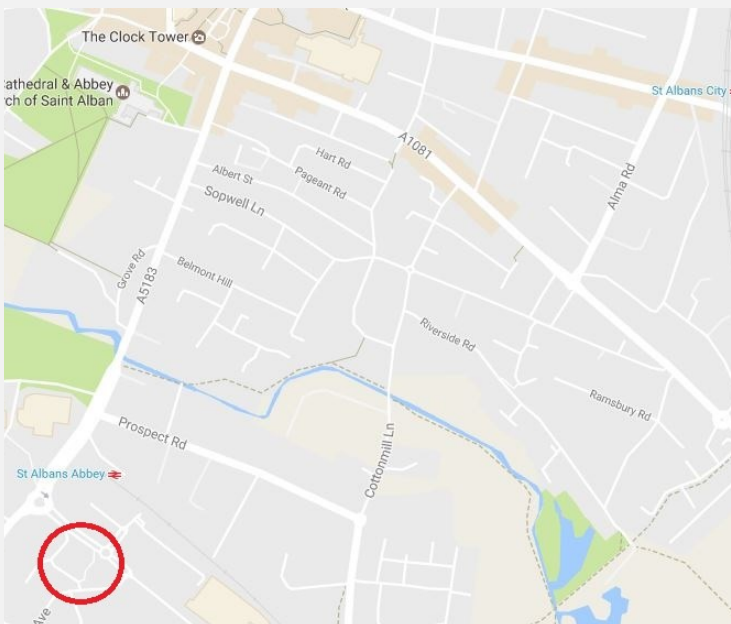
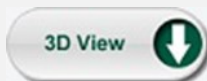
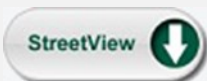
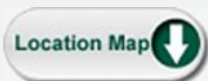
There is a service charge for contribution to the common part and external repair and maintenance together with shared services. Details available upon request.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via joint agents Aitchison Raffety & New Ballerino 01932 568844.



IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.