

City Centre Offices/ Retail*
Approx. 38.83 sq m (418 sq ft)



38 Holywell Hill, St Albans, AL1 1BU

To Let

- Central location
- Newly refurbished
- 2 inter-connecting open plan rooms
- Character offices
- Electric heating
- Potential for retail (A1) or D1 uses (subject to change of use)



INVESTORS IN PEOPLE



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

Ground Floor
38 Holywell Hill
St Albans
Hertfordshire
AL1 1BU



Location

The premises are situated in the city centre on Holywell Hill, close to its junction with London Road. The property is in close proximity to the mainline Thameslink railway station and Abbey Station providing excellent services to Kings Cross, the City and Gatwick.

Floor Area

The approximate net internal floor area:

Ground Floor 418 sq ft (38.83 sq m)

* in addition there is a further room available suitable for storage (64 sq ft)

Price / Rent

£9,500 per annum

Terms

The premises are available by way of new FRI lease.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rates payable are approximately £4,290 per annum.

Energy Performance Rating

Band Awaited.

Legal Costs

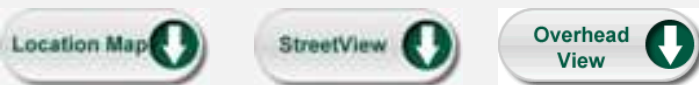
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



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