

First Floor Office Suite
Approx. 66.25 sq m (713 sq ft)

**AITCHISON
RAFFETY**



Salisbury Hall, St Albans Road, AL2 1BU

To Let

- Superb Character property
- Unlimited parking & extensive grounds
- Location adjacent to M25 (J22)
- Air conditioned
- Fibre connection with cat v data cabling
- Shared reception, kitchen and WCs
- Additional room of 154 sq ft available



RICS



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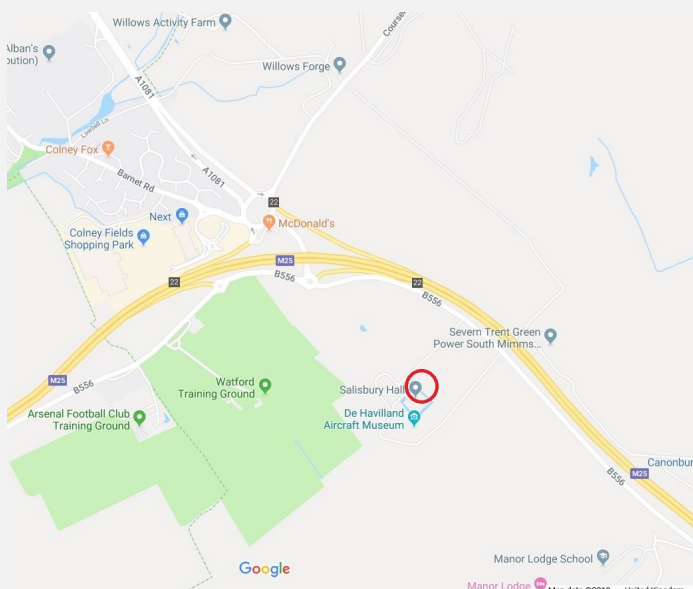
First Floor Suite,
Salisbury Hall,
St Albans Road,
St Albans, AL2 1BU

Description

Suite on the first floor of this superb Grade II Listed building dating from c1700. The office accommodation is of modern specification internally with a fibre data connection, cat v cabling and air conditioning. The building is set within its own grounds with unlimited car parking and also boasting a moat.

Location

Salisbury Hall is adjacent to the Mosquito Heritage Museum and access is from St Albans Road within ½ mile of its junction with the M25 (J22). The location is some three miles south of St Albans City Centre and is close proximity to the village of Colney Heath and London Colney.



Floor Area

The approximate net internal floor area:

First Floor 713 sq ft 66.25 sq m

Additional room of 154 sq ft available

Rent

Available at an “inclusive” rent of **£21,390** per annum. The rent includes all utilities (except telecoms), common part repair and maintenance and building insurance.

Terms

The premises are available on flexible lease terms with a minimum commitment of 12 months.

Business Rates

From enquiries with the Local Authority we are informed that the rates payable are approximately £3,850 per annum however the office would qualify for small business rates relief which could reduce this to £0.

Energy Performance Rating

EPC 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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