



**AITCHISON
RAFFETY**



- City centre location
- Predominantly open plan
- Recently refurbished to include new LED lighting
- Cat V data cabling
- Gas central heating
- Kitchen
- Male and female WCs
- No VAT payable

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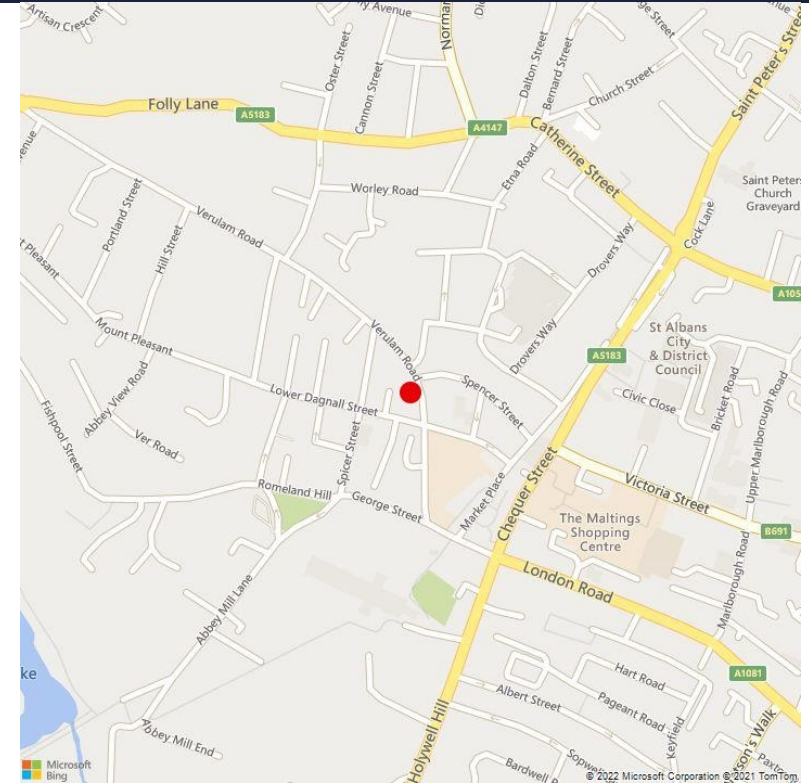
Ground Floor, Alban Row, 27-31 Verulam Road, St Albans, AL3 4DG

Ground Floor Office Suite

Approx. 1,434 Sq Ft (133.22 Sq M)

To Let

Ground Floor, Alban Row, 27-31 Verulam Road, St Albans, AL3 4DG



Description

Ground floor offices within this modern city centre building. The offices are predominantly open plan with a kitchen and single office, gas central heating, cat V data cabling, door entry and security alarm systems. The offices are refurbished to include new carpets and new LED lighting.

Location

Situated on Verulam Road close to its junction with Lower Dagnall Street in the heart of the City centre.
St Albans mainline train station 0.75 Miles
A1(M) (Junction 3) 6 Miles
M25 (Junction 21a) 4.5 Miles
M1 (Junction 6a) 4.0 Miles

Floor Area

Total **1,434 Sq Ft** **133.22 Sq M**

Rent

£25,812 per annum inclusive

Terms

By way of a new full repairing lease with flexible terms available.

Business Rates

From enquiries we understand that the ground floor offices will have a rateable value of £38,000 with rates payable in the order of £18,620 per annum.

VAT

The Property is not elected for VAT and therefore is not payable on the rent.

Energy Performance Rating

Band B - 47

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.
Please contact for more information.

Viewings
Strictly by appointment via
the sole agents.
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**AITCHISON
RAFFETY**

www.argroup.co.uk



INVESTORS IN PEOPLE™
We invest in people Silver



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