



- Self contained offices on 1st & 2nd floors
- Currently being refurbished
- Own entrance from Chequer Street to side of building
- Central heating
- LED lighting
- Door entry system
- Kitchen and WC facilities
- Potential to additionally rent 3 parking spaces

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10 Chequer Street, St. Albans, Hertfordshire, AL1 3XZ

City Centre Offices

Approx. 735 Sq Ft (68.28 Sq M)

**To Let**

# 10 Chequer Street, St. Albans, Hertfordshire, AL1 3XZ

## Description

Self contained offices on the first and second floors of this city centre building. There is a separate side entrance with stairs to the first floor which comprises two office rooms, kitchen and WC. The second floor comprises a further two rooms.

The accommodation benefits from LED lighting, central heating, door entry system and is currently being redecorated.

In addition, 3 parking spaces could be available to let.

## Location

Accessed from Chequer Street in St Albans city centre and within walking distance of the mainline station.

|                                  |            |
|----------------------------------|------------|
| 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

|              |                  |                   |
|--------------|------------------|-------------------|
| First Floor  | 331 Sq Ft        | 30.75 Sq M        |
| Second Floor | 404 Sq Ft        | 37.53 Sq M        |
| <b>Total</b> | <b>735 Sq Ft</b> | <b>68.28 Sq M</b> |

## Rent

£19,500 per annum exclusive

## Business Rates

From April 2023 the offices have a rateable value of £14,750 with rates payable in the order of £7,227.50 per annum. The property does qualify for small business rates relief which could reduce the amount payable.

## VAT

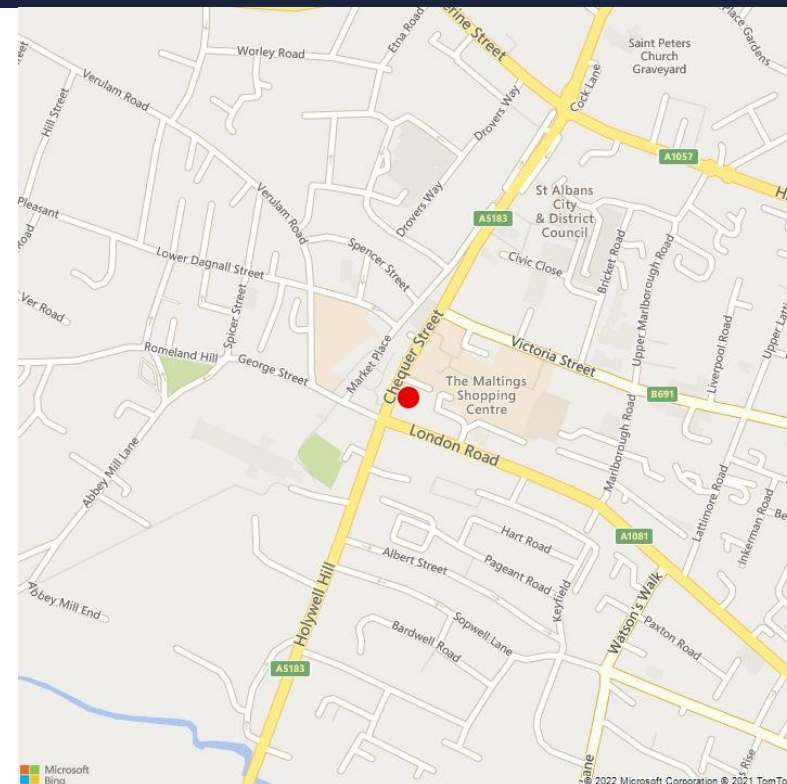
We understand the property is not elected for VAT and therefore will not be payable on the rent.

## Energy Performance Rating

Rating E-116

## Service Charge

There will be a contribution towards the building insurance and repair of the exterior of the property. Details available upon request.



## Viewings

Strictly by appointment via  
the sole agents - Aitchison  
Raffety 01727 843232  
Hugo Harding  
hugo.harding@argroup.co.uk

**AITCHISON**  
**RAFFETY**



www.argroup.co.uk



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We invest in people Silver



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