



**AITCHISON  
RAFFETY**



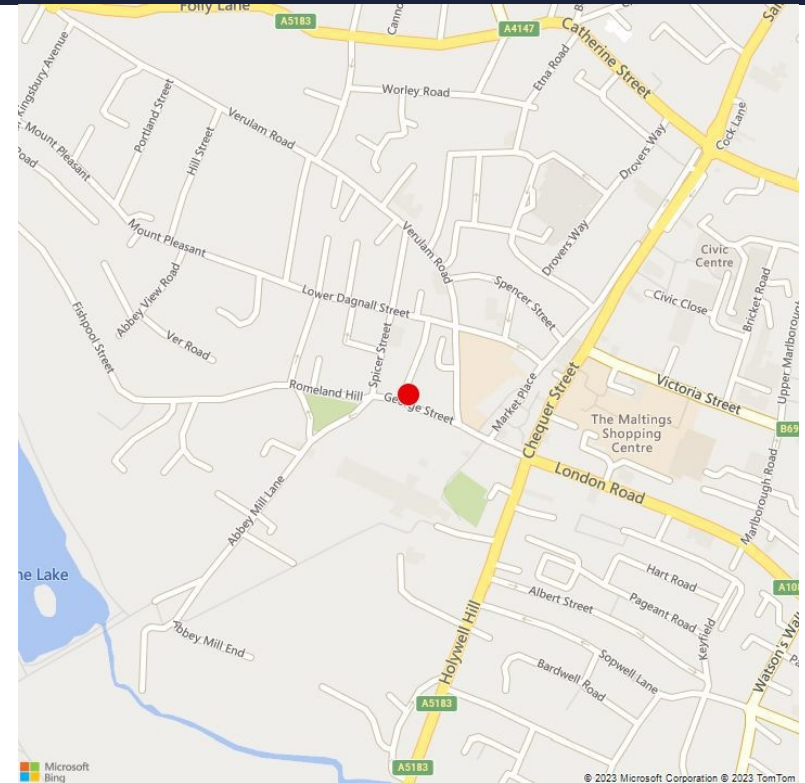
- Flexible office space
- City centre location
- Character building
- Excellent natural light
- Bookable meeting room
- Reception area
- All-inclusive rent
- Option to rent individual desk

Georgia Strazza  
georgia.strazza@argroup.co.uk  
01727 843232

26C George Street, St. Albans, Hertfordshire, AL3 4ES

Plug and Play Attractive Office Suite- option to rent individual desk

**To Let**



## Description

Character office building situated within St Albans city centre, comprising a fully furnished open plan suite forming part of the first floor. The offices have excellent natural light and benefit from gas central heating as well as Cat V data cabling and a fibre connection. The offices include a bookable meeting space, a shared entrance and separate shared kitchen facilities with WCs.

The space can also be split to provide a smaller space to meet your office requirements. Individual desks are available to rent for £250pcm all inclusive.

## Location

The premises are situated on George Street within central St Albans. Running from High Street down towards the Cathedral and St Albans Boys School.

The property is within close proximity to city centre car parks and is within walking distance of St Albans Abbey Station.

## Floor Area

First floor office                      542 Sq Ft                      50.35 Sq M

### IMPORTANT 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 purchaser/lessee 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. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

## Rent

The suite is available to rent for £22,000 per annum.

Individual desks are available to rent for £250 per calendar month.

## Terms

The offices are available on flexible terms for a 1-year guarantee. There is also an option to let individual desks. More information is available on request.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Awaited

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

**AITCHISON RAFFETY**

www.argroup.co.uk

