



**AITCHISON
RAFFETY**



- Newly refurbished
- City centre offices
- Up to 9 parking spaces
- Air conditioning
- LED lighting
- Gas central heating
- Own kitchen & WC facilities
- Individual offices available

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

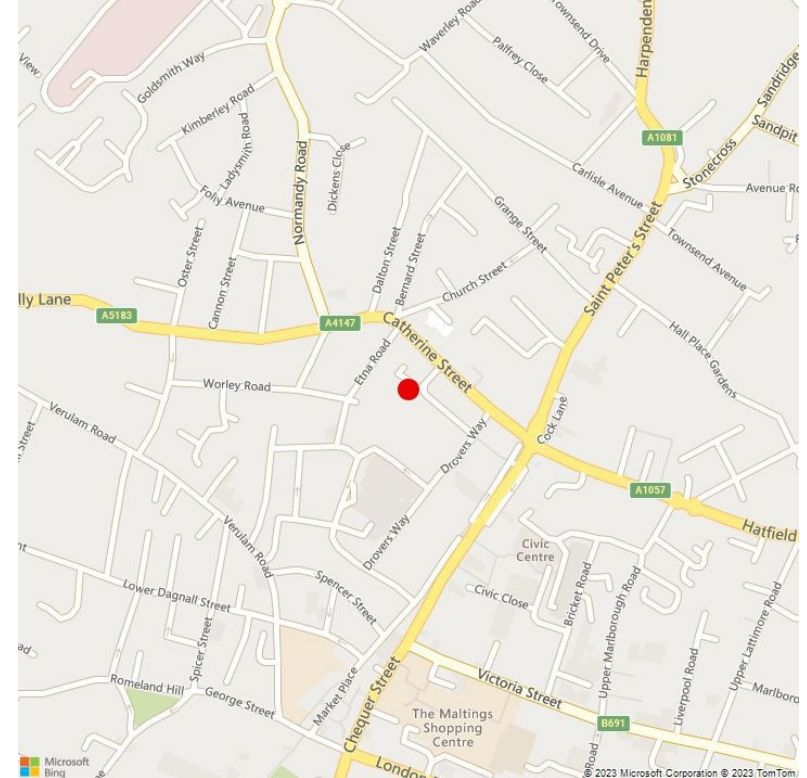
Catherine House, Adelaide Street, St. Albans, Hertfordshire, AL3 5BA

Newly refurbished city centre offices to let

Approx. 482 - 1,285 Sq Ft (44.78 - 119.38 Sq M)

To Let

Catherine House, Adelaide Street, St. Albans, Hertfordshire, AL3 5BA



Description

The premises comprise a self contained ground floor office that has been refurbished to an impressive standard. The offices benefit from recessed LED lighting, air conditioning, gas central heating and its own WC and kitchen facilities. The office is available as a whole or in individual offices. Externally there are 6 allocated parking spaces with the potential to double park a further 3 cars.

Location

The property is located on Adelaide Street within a short walk of St Peters Street in the heart of the city centre. St Albans mainline railway station is approximately 0.5 miles away which provides fast and frequent services to London St Pancras in 19 mins.

Floor Area

Ground	1,285 Sq Ft	119.38 Sq M
Total	1,285 Sq Ft	119.38 Sq M

Virtual Tour

<https://floorfy.com/tour/1911902>

Rent

£28.50 per sq ft

Terms

Available by way of a lease assignment. The lease is for 10 years from December 2021 and has a tenant only break in December 2026. Alternatively the property is available by way of a sublease on terms to be agreed.

Business Rates

From verbal enquiries, we understand the current rateable value is £34,000 with rates payable in the order of £16,966 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Band C (53)

Service Charge

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

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01727 843232
Georgia Strazza
georgia.strazza@argroup.co.uk

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www.argroup.co.uk



INVESTORS IN PEOPLE
We invest in people Silver



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