



AITCHISON
RAFFETY



- St Albans city centre location
- Recently refurbished to a high quality
- Character office building
- Air conditioning
- Entry phone system
- Quiet courtyard development
- Partitioned meeting rooms
- WC and kitchen facilities
- 1 parking space

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

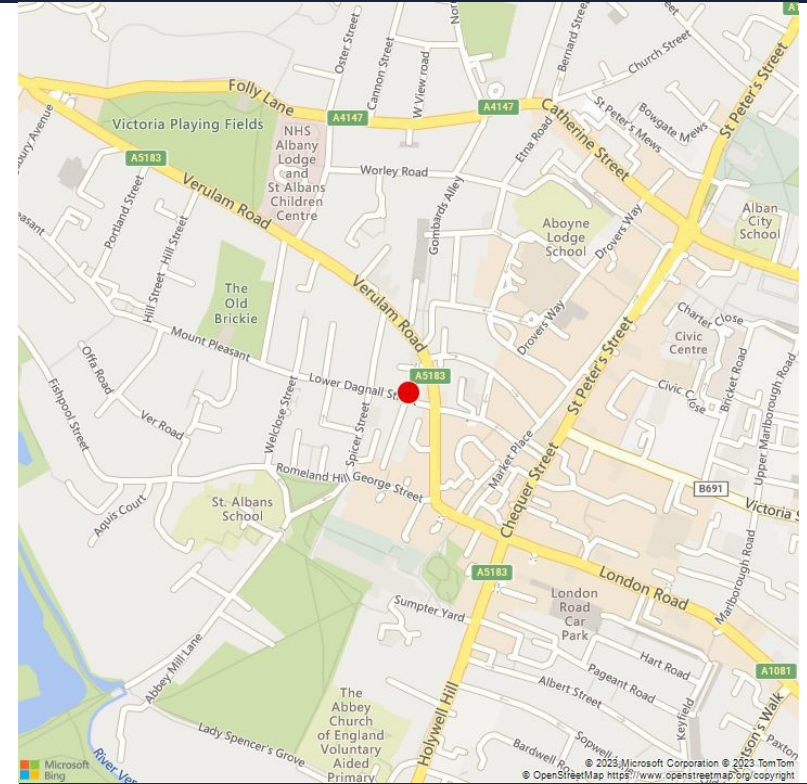
3 College Yard, Lower Dagnall Street, St. Albans, AL3 4PA

Recently Refurbished Character Office Suite

Approx. 1,075 Sq Ft (99.87 Sq M)

To Let

3 College Yard, Lower Dagnall Street, St. Albans, Hertfordshire, AL3 4PA



Description

Character office building situated within St Albans city centre. The first floor office suite has recently been refurbished to a very high standard throughout. The office benefits from air conditioning throughout as well as Cat V data cabling, a fibre connection, LED lighting, door entry and security alarm systems.

The suite has kitchen facilities and is currently partitioned into separate rooms which can be kept or removed as needed. There are also shared WCs with the ground floor office occupier. Whilst there is one allocated parking space included, additional public car parks are conveniently located in close proximity.

Location

The premises are situated on Lower Dagnall Street within 5 mins walk of the city centre shops. St Albans Abbey Station providing services to Watford and Euston is within 0.5 miles and St Albans City Thameslink railway Station is within a mile providing fast and frequent services to London St Pancras in 20 mins.

Floor Area

First Floor Suite 1,075 Sq Ft 99.87 Sq M

Virtual Tour

<https://floorfy.com/tour/1921585>

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Rent

£24,950 per annum exclusive

Terms

Available on a new lease with flexible terms.

Business Rates

From verbal enquiries, we understand the current rateable value is £25,000 with rates payable in the order of £12,475 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

D-96

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 pay their own legal costs.

Viewings

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

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www.argroup.co.uk



INVESTORS IN PEOPLE
We invest in people Silver

