



- City centre location
- Lower ground floor office suite
- 4 parking spaces
- Predominantly open plan
- Recently refurbished to include new LED lighting
- Cat V data cabling
- Fibre line data connection
- Kitchen
- Male and female WCs

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Alban Row, Verulam Road, St Albans, Herts, AL3 4DG

Approx. 2,346 sq ft (217.95 sq m)

Lower ground floor office suite with 4 Parking Spaces

To Let

www.argroup.co.uk

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



Description

A lower ground floor office suite within this modern city centre building. The offices are predominantly open plan with a kitchen and single office which could be removed depending on occupier requirements. The offices are refurbished to include new decoration, carpets and new LED lighting. The suite additionally benefits from an air conditioned server room, gas central heating, cat V data cabling, door entry and security alarm systems. There are four parking spaces allocated to the offices.

Floor Area

The approximate net internal floor area is 2,346 sq ft (217.95 sq m)

Energy Performance Rating

B—47



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

Terms / Rent

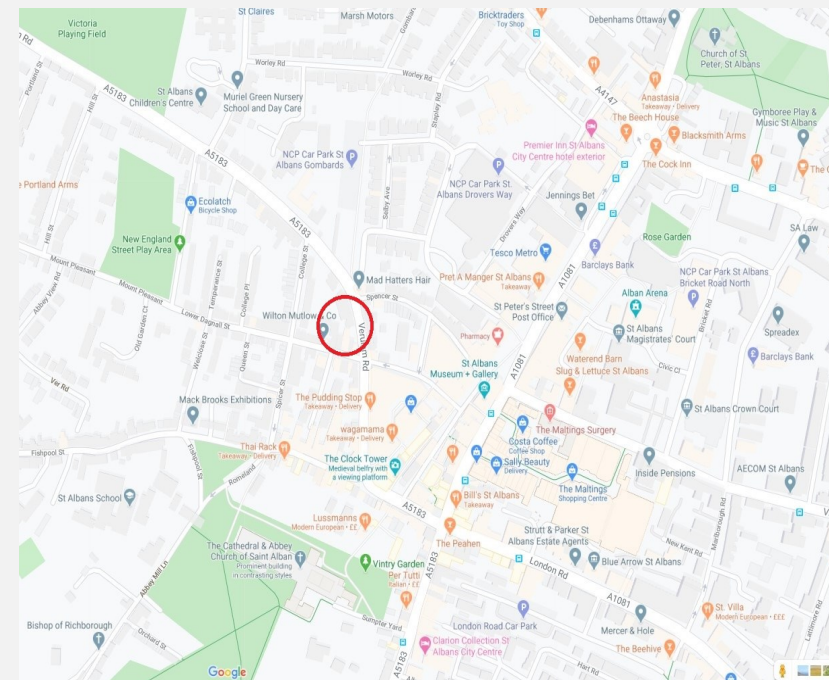
By way of a new full repairing lease for a term to be agreed at a rent of **£42,220 per annum exclusive**.

Business Rates

The suite has a rateable value of £17,000 with rates payable in the order of **£8,480 per annum**.

VAT

The property is not elected for VAT and therefore isn't payable on the rent.



Viewings

Strictly by appointment via the sole agents.

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