

**REAR OF 17 WATSONS WALK
ST ALBANS, HERTS, AL1 1PA**



OFFICE TO LET - £10,000 per annum

Rarely available small detached office building
280 SQ FT (25.98M²) plus separate external storage

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|--|------------------------------------|
| ■ Self-contained ground floor office building | ■ Newly redecorated and modernised |
| ■ Within walking distance of St Albans city centre | ■ Kitchenette and separate WC |

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LOCATION

The property which is known as rear of 17 Watsons Walk, St Albans is actually accessed from Paxton Road, which is situated within walking distance of St Albans city centre.

St Albans comprises an ancient market town situated approximately 35 miles north of Central London and benefits from a fast train service to London King Cross.

DESCRIPTION

The property comprises a detached single storey office building plus external storage area. Internally the office is open plan and includes a kitchen area and WC.

ACCOMMODATION

280 sq ft 25.98 m²

LEASE

The property is available by way of a fully repairing and insuring lease for a term of years to be agreed upon.

The letting is to be external to the provisions of the 1954 Landlord and Tenant Act.

RENT

£10,000 per annum, exclusive of all outgoings.

RATES

The property has a rateable value of £2,150.

The rateable value falls below the threshold whereby rates are charged, therefore no rates are payable on the property.

EPC

Having regard to the size of the unit an EPC is not required.

VIEWING

Strictly by appointment via sole agents:

IAN MCGILL
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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