

- Attractive character building
- Picturesque setting
- Within 1 mile of M25 (Junction 21a)
- Arranged as two rooms on each floor
- Lower ground floor kitchen and WCs
- Air conditioned
- Gas central heating
- Cat V data cabling
- 7-8 parking spaces

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Riverside House, 1 High Street, London Colney, St Albans

Approx. 1,273 sq ft (118.24 sq m)

Character office with 7-8 Parking Spaces

To Let

www.argroup.co.uk



Description

A very attractive 18th century building providing of- fices over three floors with a kitchen and WCs to the lower ground floor. The offices benefit from a wealth of character features, air conditioning, cat V data cabling, security and door entry systems. To the rear there is a car park with 7-8 spaces.

Floor Area

The approximate net internal floor areas are:

Ground Floor	398 sq ft	37.01 sq m
First Floor	402 sq ft	37.31 sq m
Second Floor	327 sq ft	30.36 sq m
Lower Ground Floor	146 sq ft	13.56 sq m
Total	1,273 sq ft	118.24 sq m

Location

Situated adjacent to the River Colne and London Colney High Street.

M25 (Junction 21a)	1	Miles
A414	1	Miles
A1(M) (Junction 3)	4	Miles
St Albans City Centre	3	Miles
Hatfield Town Centre	5	Miles

Terms

Available by way of a new full repairing and insur- ing lease for a term to be agreed.

Rent

£29,500 per annum exclusive

Business Rates

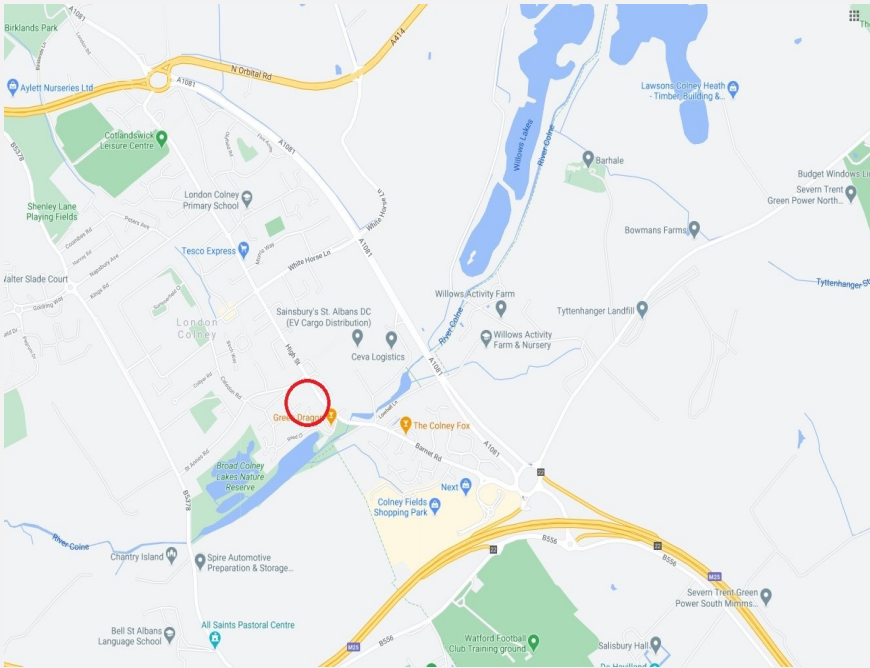
The building has a rateable value of £13,525 with rates payable in the order of £6,750 per annum. The property does qualify for small business rates relief which could significantly reduce the amount payable.

Energy Performance Rating

Awaited

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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