



**AITCHISON
RAFFETY**



- Rarely available gym space
- Large hall suitable for a variety of sports
- Treatment/ studio space
- First-floor gym
- Large car park
- Multi-use outside games area
- Affluent M25 city

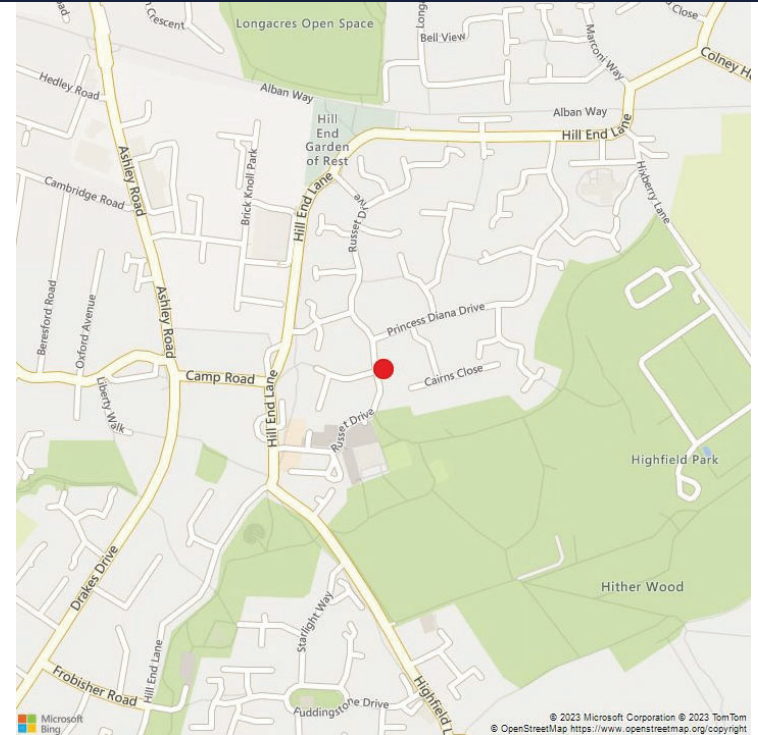
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Highfield Park Centre, St. Albans, Hertfordshire, AL4 0DB

Detached Gym with Car park
Approx. 12,405 Sq Ft (1,152.42 Sq M)

To Let

Highfield Park Centre, 59 Russet Drive, St. Albans, Hertfordshire, AL4 0DB



Description

The property comprises a detached gym with a good-sized car park and multi-use games area to the side.

The ground floor is divided into a reception, training rooms, studios, changing rooms, weights room, main hall, and storage. The first floor is divided into two areas, the largest being the gym with weight machines and the smaller area comprising an office/store.

Location

Highfield Park is situated on the south eastern side of St Albans in Hertfordshire. Highfield is approximately 2 miles from St Albans city centre and is adjacent to a large modern housing estate

Floor Area

Ground Floor	9,801 Sq Ft	910.51 Sq M
First floor gym	1,736 Sq Ft	161.27 Sq M
First floor office	868 Sq Ft	80.64 Sq M
Total	12,405 Sq Ft	1,152.42 Sq M

Rent

£125,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From online enquiries, we understand the current rateable value is £34,250 with rates payable in the order of £17,090 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Demise

Demise is shown in red on the plan. Floor plans available on request

Viewings
By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY
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