



**AITCHISON  
RAFFETY**



- First floor office suite
- City centre location
- Character building
- Cat V cabling & fibre
- Gas central heating
- Excellent natural light
- Security alarm
- Walking distance to St Albans City Station

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**12 Dolphin Mews, Holywell Hill, St. Albans, Hertfordshire, AL1 1EX**

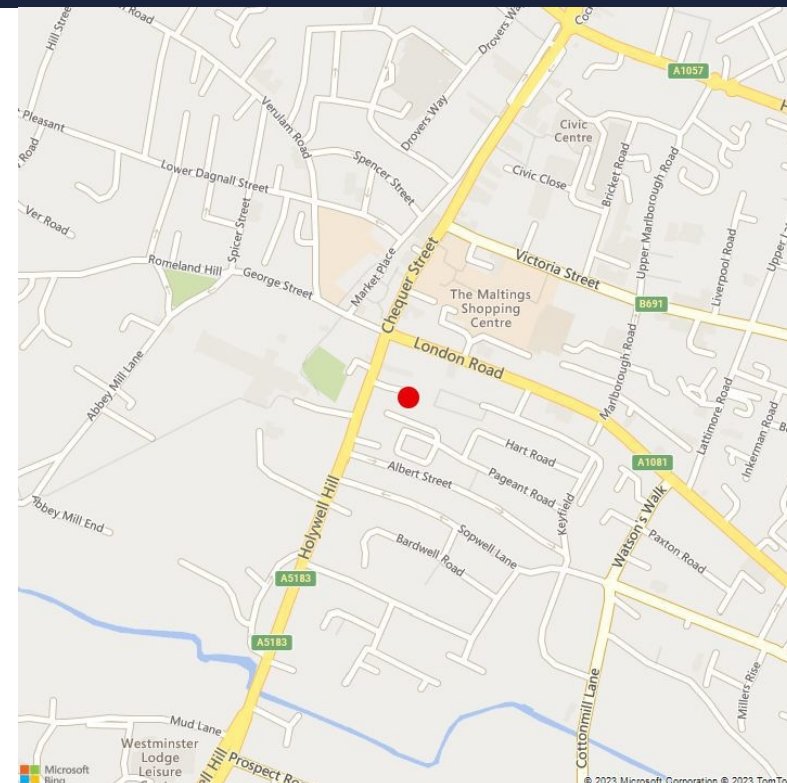
City Centre Office Suite

Approx. 430 Sq Ft (39.95 Sq M)

**To Let**



# 12 Dolphin Mews, Holywell Hill, St. Albans, Hertfordshire, AL1 1EX



## Description

Character office building situated within St Albans city centre, comprising a suite of two offices forming the first floor of this two-storey building. The offices have excellent natural light and benefit from gas central heating as well as Cat V data cabling, a fibre connection, and security alarm systems. There are separate shared kitchen facilities with WCs.

There may be the option of a car parking space available by way of a separate agreement.

## Location

The premises are situated just off Holywell Hill close to its junction with London Road within central St Albans. The property is within walking distance of St Albans Abbey Station and is also in close proximity to the mainline St Albans City Thameslink Railway Station.

## Floor Area

First floor office	430 Sq Ft	39.95 Sq M
<b>Total</b>	<b>430 Sq Ft</b>	<b>39.95 Sq M</b>

## Rent

£12,500 per annum exclusive

## Terms

The offices are available on flexible terms for a 1-year guarantee with a rolling 2-month break thereafter.

## Business Rates

Available upon request. The property would qualify for small business rates relief which may reduce the rates payable to £0.

## VAT

This property is not VAT payable.

## Energy Performance Rating

Awaited

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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**AITCHISON  
RAFFETY**

www.argroup.co.uk



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**INVESTORS IN PEOPLE**  
We invest in people Silver



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