



- Impressive Grade II listed building
- Grand reception and boardrooms
- Mixture of open plan and small rooms
- LED lighting
- Air conditioning
- 8 parking spaces
- WC & kitchen facilities

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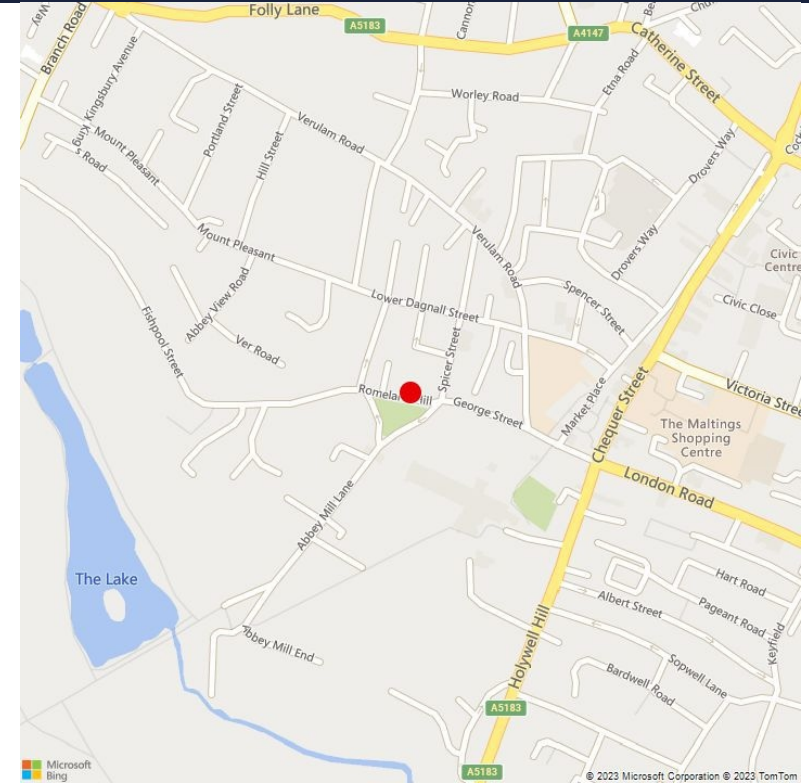
**Romeland House, Romeland Hill, St. Albans, Hertfordshire, AL3 4ET**

**Superb Character Office**

**Approx. 2,537 - 6,372 Sq Ft (235.69 - 591.96 Sq M)**

**To Let**

# Romeland House, Romeland Hill, St. Albans, Hertfordshire, AL3 4ET



## Description

The premises comprise the ground and first floor within this superb Grade II listed building. The offices benefit from a grand reception with two meeting / boardrooms either side of the reception. There is an impressive staircase to the first floor which is divided into a number of individual office rooms.

The space can be split up into two different suites each with their own entrances.

The property has been extended to the rear and benefits from modern, open plan accommodation with LED lighting and air conditioning unit. Externally there are 8 parking spaces.

## Location

The property is located on Romeland Hill within the heart of the Cathedral Quarter located directly opposite St Albans School and The Abbey. The city centre and all of its amenities are within a short walk and the main line Thameslink Railway Station is approximately 0.7 miles to the east.

## Floor Area

Ground and First Floor Suite	3,838 Sq Ft	356.55 Sq M
Ground Floor Suite	2,537 Sq Ft	235.69 Sq M
<b>Total</b>	<b>6,372 Sq Ft</b>	<b>591.96 Sq M</b>

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## Rent

£30.00 per sq ft per annum exclusive

## Terms

Available by way of an effectively new full repairing and insuring lease on terms to be agreed.

## Business Rates

The property will need to be reassessed but calculate the rateable value to be approximately £160,000 with rates payable in the region of £82,000 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Awaited

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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www.argroup.co.uk



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