

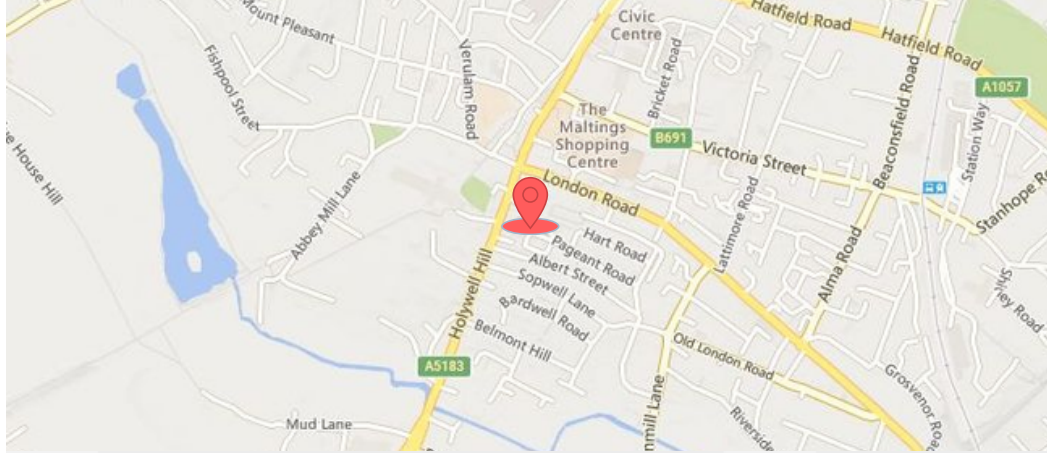
3 Holywell Hill |
St Albans | AL1 1ER

Character Office | To Let |
1,053 Sq.ft



Key features

- Highly prominent building
- Grade II Listed retaining various period features
- On site parking
- Ladies & Gents WC's and kitchen



3 Holywell Hill | St Albans | AL1 1ER

Description

3 Holywell Hill is an imposing building of great character that has been sympathetically converted into offices arranged over ground and 3 upper floors. It retains many period features including exposed timber beams and ornate cornicing and offers light and airy space. There are 2 parking spaces in a car park to the rear of the property which is accessed via the London Road pay and display car park.

Location

The property is located towards the top of Holywell Hill, close to its junction with the High Street/Chequer Street and London Road, a short stroll from the many and varied shopping and eating offers in the town centre. St Albans mainline station is close by from where London St Pancras can be reached in less than 20 minutes, with onward connections to Gatwick and north to Luton Airport. Road communications are excellent, with the M1 and M25 motorways both being within 2.5 miles.

Terms

The suite is offered to let on new lease for a term by negotiation.

Rent

Upon application.

Accommodation

First floor | 1,053 Sq.ft | 98 Sq.m
This floor area is approximate and has been calculated on a net internal basis.

Rates

The VOA website shows an entry in the 2023 Rating List of £22,750 for the first floor. The rates payable will be a proportion of this figure.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of:-

D-91

Details available upon request.

Legal costs

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

For viewings contact

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