

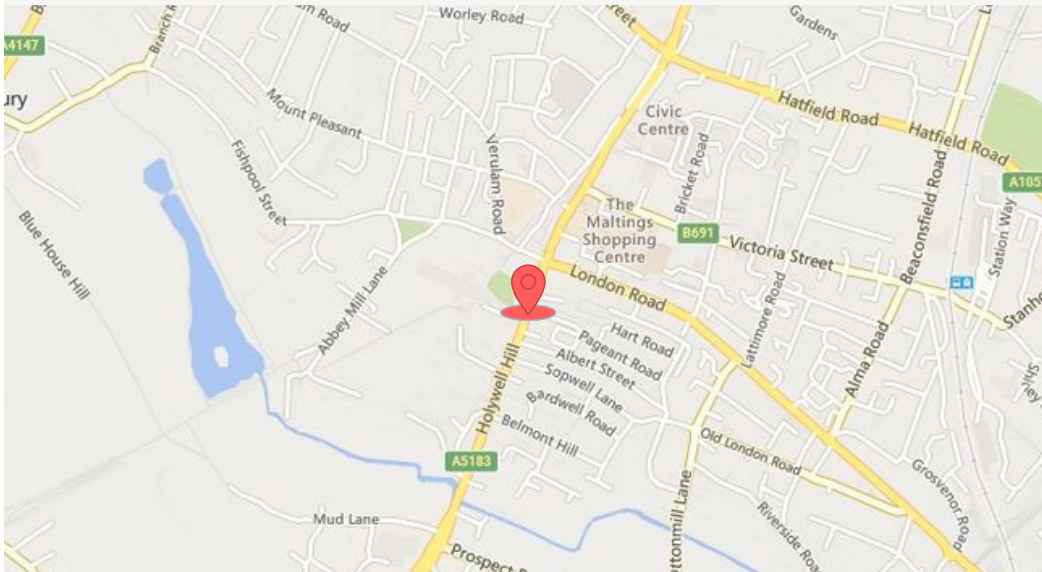
8 Holywell Hill |
St Albans | AL1 1BZ

Centrally Located Town Centre Offices
To Let | 427 Sq.ft



Key features

- Prominent building
- Light & airy space
- Views to the Cathedral
- Kitchenette



For viewings contact

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8 Holywell Hill | St Albans | AL1 1BZ

Description

The accommodation comprises recently refurbished offices situated on the first floor of this prominent building arranged as two principal areas, each with excellent natural light with views to the rear towards St Albans Abbey. There is a shared kitchen on the same floor together with WC facilities.

Accommodation

1st floor office | 427 Sq.ft | 39.67 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 current Rating List of £6,100 for the second floor, the rates payable will be a proportion of this figure.

Subject to meeting qualifying criteria, a small business should benefit from 100% relief in respect of the suite, although interested parties should confirm this by direct enquiry of the rating authority St Albans City Council - 01727 866100.

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

Location

The property is situated 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 office is offered on a new lease for a term by negotiation at a rent of £15,000.

The above is inclusive of electricity, gas and buildings insurance.

EPC

An EPC has been commissioned and is awaited.

VAT

The property is not VAT registered.

Legal costs

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