



- Self contained office building
- Might suit conversion to residential
- Situated on Hatfield Road within 1 mile of St Albans City mainline station & city centre
- Mixture of open plan areas and individual rooms
- Air conditioning
- LED lighting
- Gas central heating
- 4 parking spaces

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Regency House, 219 Hatfield Road, St Albans AL1 4TB

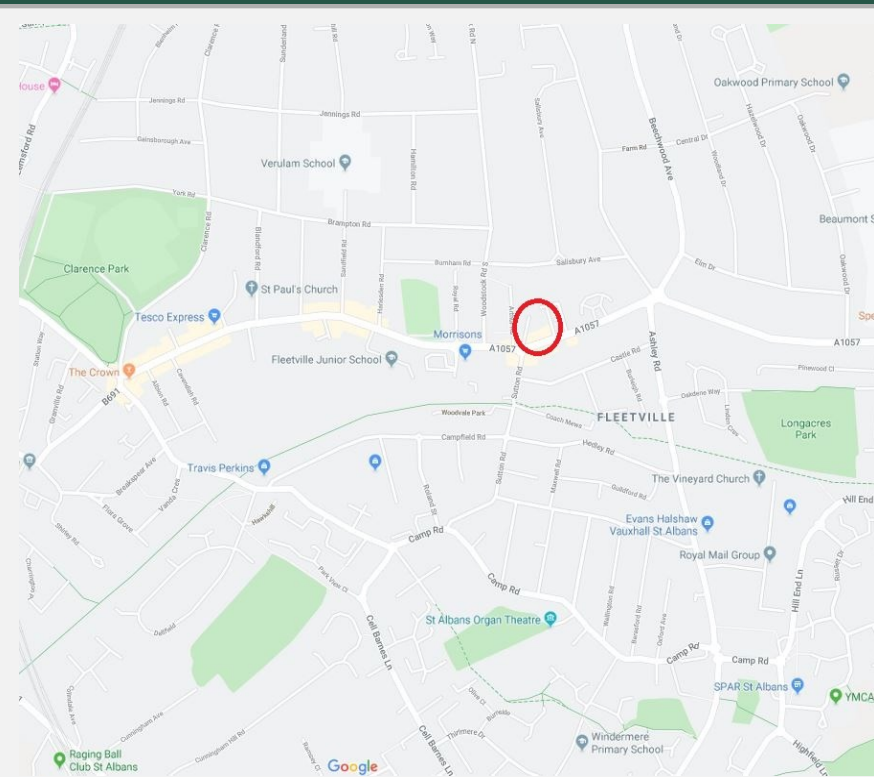
To Let / For Sale

Self contained offices with potential for conversion to residential

Approx. 2,175 sq ft (202.10 sq m)

www.argroup.co.uk

Regency House, 219 Hatfield Road, St Albans AL1 4TB



Description

Comprises a self contained three storey office building within a gated courtyard development. There is a mix of open plan areas and individual rooms with air conditioning and LED lighting. The building may suit conversion into residential use under permitted development with an additional entrance onto Sutton Road. There are 4 parking spaces in the car park.

Location

Situated on Hatfield Road at its junction with Sutton Road.

St Albans mainline train station	0.75	Miles
A1(M) (Junction 3)	3.1	Miles
M25 (Junction 21a)	3.7	Miles
M1 (Junction 6a)	6.5	Miles

Energy Performance Rating

Awaited

Floor Area

The approximate net internal floor area is: -

Ground Floor	943 sq ft	87.62 sq m
First Floor	1,033 sq ft	95.98 sq m
Second Floor	<u>199 sq ft</u>	<u>18.50 sq m</u>
Total	2,175 sq ft	202.10 sq m

Terms / Price

The property is offered to let on a new full repairing and insuring lease at a rent of **£43,500 per annum**.

Or the freehold interest (including ownership of the car park) is available at a price of **£700,000**.

Business Rates

From verbal enquiries the rateable value is £20,750 with rates payable of **£10,355 per annum**.

Viewings

Strictly by appointment via the sole agents.

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