



**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

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

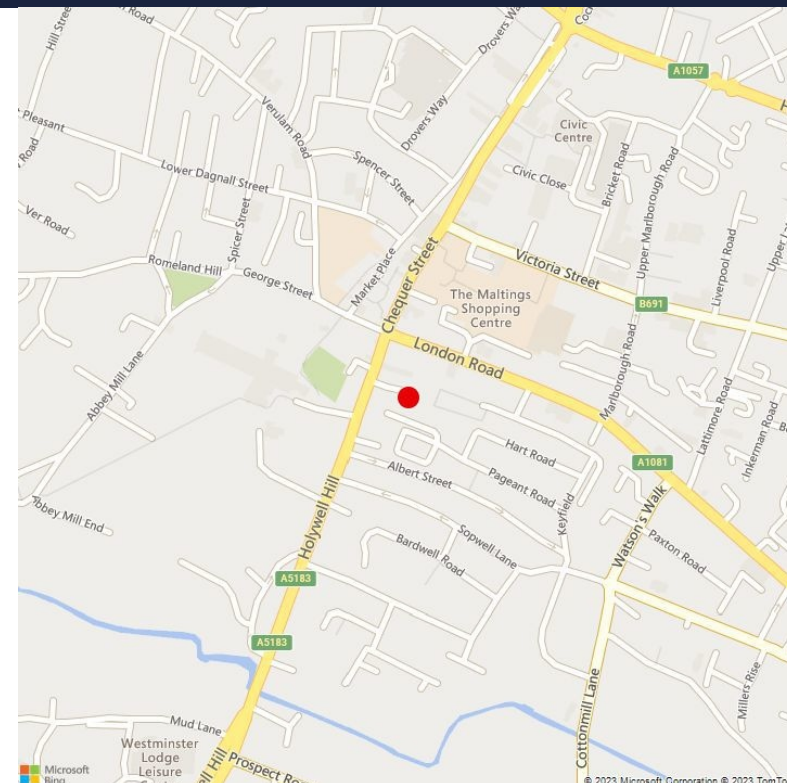
12 Dolphin Mews, Holywell Hill, St. Albans, Hertfordshire, AL1 1EX

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
Total	430 Sq Ft	39.95 Sq M

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
01727 843232
Georgia Strazza
georgia.strazza@argroup.co.uk

**AITCHISON
RAFFETY**



www.argroup.co.uk

IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/ratable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.



INVESTORS IN PEOPLE
We invest in people Silver

