



**AITCHISON  
RAFFETY**



- Newly refurbished office suite
- Central location
- Character building
- LED lighting
- Cat V data cabling
- Four person passenger lift
- WC & Kitchen facilities

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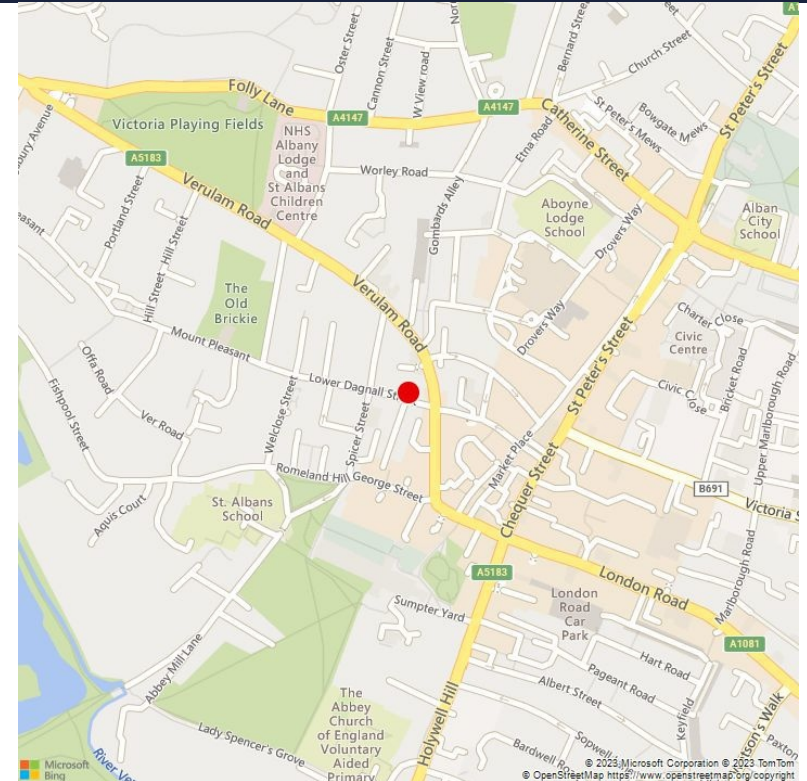
**Dagnall House, 2 Lower Dagnall Street, St. Albans, AL3 4PA**

**Newly refurbished city centre offices**

**Approx. 781 Sq Ft (72.55 Sq M)**

**To Let**

# Dagnall House, 2 Lower Dagnall Street, St. Albans, AL3 4PA



## Description

A newly refurbished lower ground office within a character office building. The property benefits from LED lighting, suspended ceiling, Cat V data cabling, a four person lift and a door entry system as well as its own kitchen and shared WC facilities.

## Location

The premises are located on the northern side of Lower Dagnall Street, close to its junction with Verulam Road within the city centre. St Albans City Station is less than one mile to the west which provides fast and frequent services to London St Pancras (20 mins).

## Floor Area

Lower Ground	781 Sq Ft	72.55 Sq M
<b>Total</b>	<b>781 Sq Ft</b>	<b>72.55 Sq M</b>

## Rent

£15,950 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

From verbal enquiries, we understand the current rateable value is £15,250 with rates payable in the order of £7,609 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Band E - (113)

## Service Charge

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

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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