



**AITCHISON  
RAFFETY**



- Grade II Listed building with wealth of character features
- Cat V data cabling
- Gas central heating
- Shared kitchen & WC facilities
- Door entry system
- Decorated to a high standard

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**The Priory, High Street, Redbourn, AL3 7LZ**

Character Office Suites

Approx. 150 Sq Ft (13.93 Sq M)

**To Let**

# The Priory, High Street, Redbourn, AL3 7LZ



## Description

Comprises small office suites within this attractive Grade II listed building. The offices benefit from a wealth of character features with excellent natural light. Additionally the offices benefit from cat v data cabling, florescent strip lighting, security/fire/door entry systems and shared WC and kitchen facilities.

## Location

The building fronts onto Redbourn High Street towards the St Albans end of the High Street. There are a number of retail units, restaurants and leisure facilities within 50 metres.

- Harpenden 3.4 miles
- St Albans 4.5 miles
- Luton 7.9 miles
- M1 (Junction 9) 2.9 miles
- M25 (Junction 21a) 5.2 miles
- A1(M) 10.9 miles
- A414 7.0 miles

## Floor Area

Second Floor	155 Sq Ft	14.4 Sq M
Second Floor	252 Sq Ft	23.41 Sq M
Second Floor	193 Sq Ft	17.93 Sq M
Second Floor	193 Sq Ft	17.93 Sq M
<b>Total</b>	<b>150 Sq Ft</b>	<b>13.93 Sq M</b>

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## Rent

£30.00 per sq ft

## Terms

The premises are available on new full repairing and insuring lease (by way of a service charge) for a term to be negotiated.

## Business Rates

The suites have a rateable value below £12,000 and therefore qualify for small business rates relief which could reduce the amount to £0.

## VAT

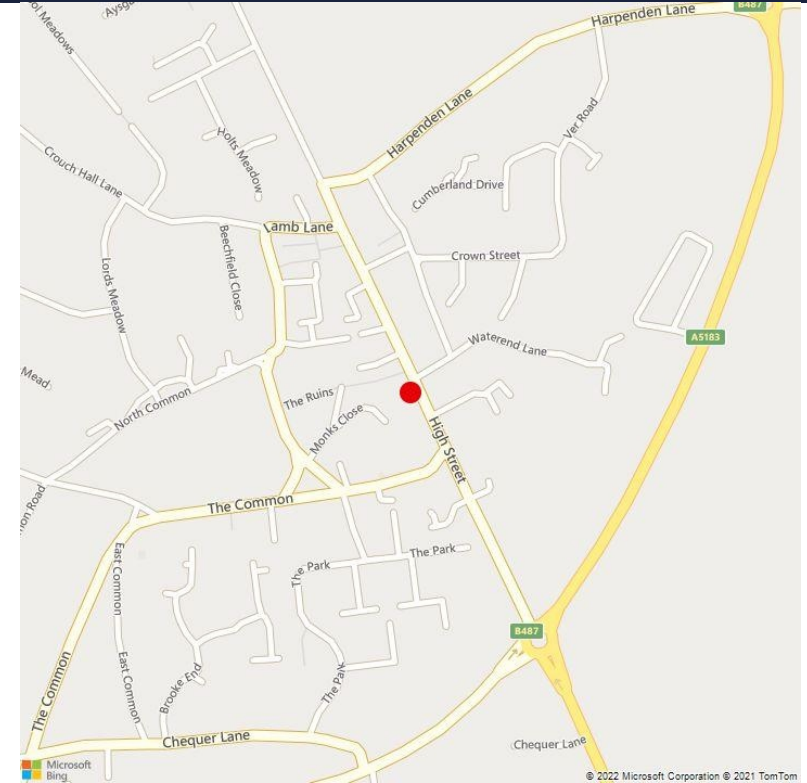
All prices quoted will be subject to VAT

## Energy Performance Rating

Band D-80

## Service Charge

There is a service charge for the heating and electricity costs as well as the cleaning of common parts, refuse and maintenance of the building and external grounds which is included in the quoting rent.



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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www.argroup.co.uk



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We invest in people Silver

