



**AITCHISON  
RAFFETY**



- Ground floor office suite
- City centre location
- Character building
- Cat V cabling & fibre
- Kitchenette and WC
- Excellent natural light
- Security alarm
- Walking distance to St Albans City Station

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

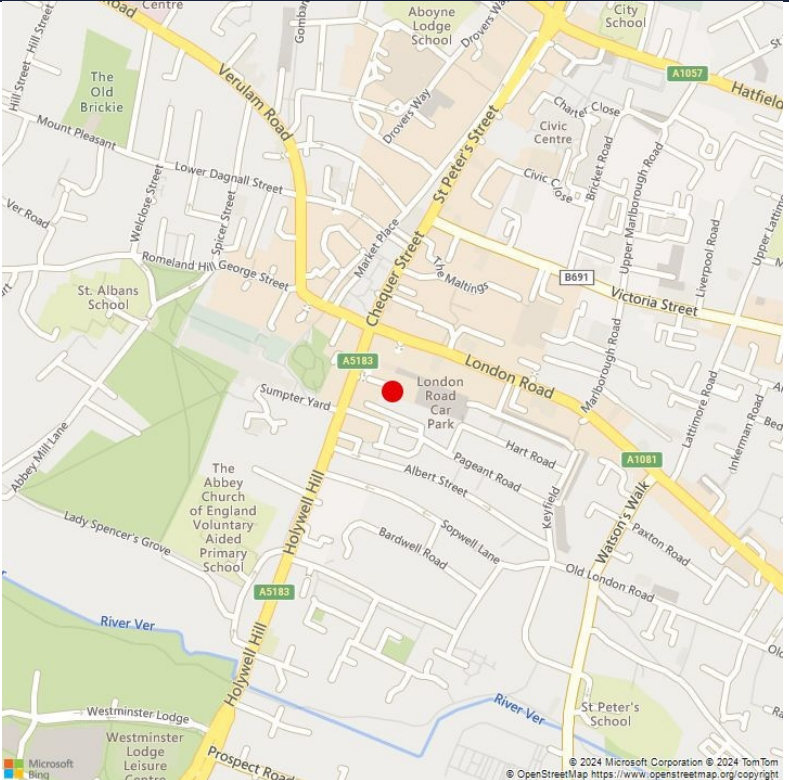
Ground Floor City Centre Office Suite

Approx. 432 Sq Ft (40.13 Sq M)

**To Let**



# Ground Floor 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 ground 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.

## 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

Room 1	183 Sq Ft	17 Sq M
Room 2	249 Sq Ft	23.13 Sq M
<b>Total</b>	<b>432 Sq Ft</b>	<b>40.13 Sq M</b>

## Rent

£1,300 per calendar month incl

## Terms

The offices are available on flexible terms for a 1-year guarantee .

## VAT

This property is not VAT payable.

## Energy Performance Rating

Awaited

## Service Charge

The property is available on an all-inclusive agreement. The rent includes gas, electricity, communal cleaning, and internet connection.

## 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 -  
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