



**AITCHISON
RAFFETY**



- City centre location
- Substantial car parking (up to 20 cars)
- Fully raised floors with inset Cat 6 data cabling
- Showers, WCs and kitchenette to each floor
- CCTV, Video Entry & Security Systems
- Suitable for a variety of uses within Class E: including office, retail, showroom and gym/leisure

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The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ

Self contained modern commercial building with parking

Approx. 2,915 Sq Ft (270.8 Sq M)

**For Sale/
To Let**

The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ

Description

Comprise a versatile and unique modern commercial building arranged on ground and lower ground floors. The space has been recently refurbished to a high specification with air conditioning, raised floors with inset cat 6 data cabling WC's to both floors including shower room with disabled access on the ground floor.

The building is within a walled and gated site which offers substantial car parking. The property have excellent natural light to both floors with the ground floor having bi-fold doors to one elevation.

The property would suit a variety of uses within Class E including office, retail, show room or leisure.

Location

The building is located to the north side of Catherine Street with vehicle access from Dalton Street. The main retail pitches of St Peters Street are within ¼ mile and St Albans Thameslink railway station (providing fast and frequent services to Kings Cross-20 mins) is within ¾ mile.

Planning

There is a restriction on hours of use for the unit to take place only during the following times: 08:00 19:30 Mondays Fridays inclusive; 09:00 17:00 on Saturdays and at no time on Sundays.

There is also a restriction on the number of people who can work in the building at one time. More information available on request.



Car Parking



Front Elevation



Lower Ground Floor



Lower Ground Floor



Kitchenette



Ground Floor

Floor Area

Ground	1,172 Sq Ft	108.88 Sq M
Lower Ground	1,743 Sq Ft	161.92 Sq M
Total	2,915 Sq Ft	270.8 Sq M

Price

Offers in excess of £1,500,000

Rent

£69,995 per annum exclusive

Terms

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

VAT

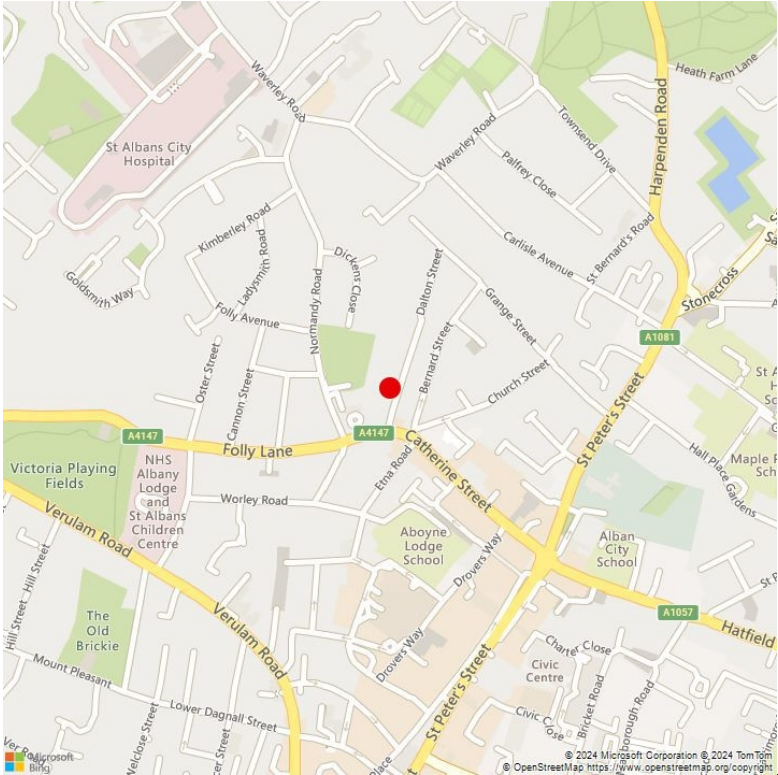
All quoted prices are subject to VAT

Energy Performance Rating

B-37

Legal Costs

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



Viewings
By appointment only with sole agents Aitchison Raffety
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www.argroup.co.uk



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