



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 leisure

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

Self contained modern office 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 office building arranged on ground and lower ground floors. The offices have 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 offices have excellent natural light to both floors with the ground floor having bi-fold doors to one elevation. Parking for up to 20 cars.

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.



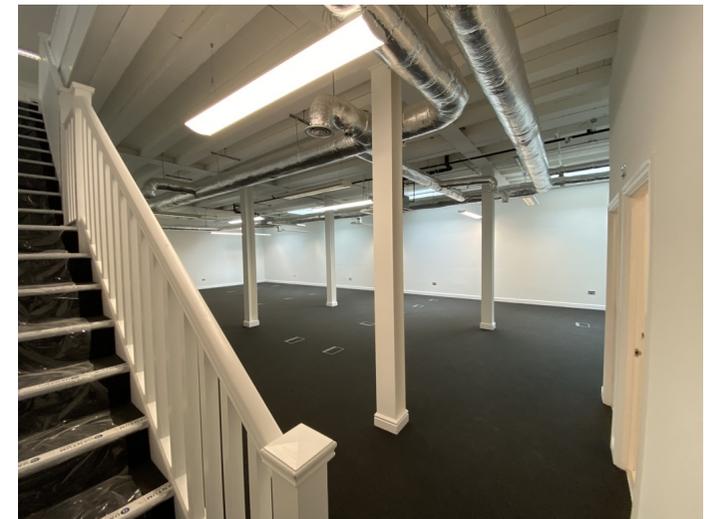
Car park



Ground floor



Lower ground floor



Lower ground floor

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Photo Caption



Photo Caption

Floor Area

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

Virtual Tour

<https://aitchison.sharepoint.com/:v/g/CA/EXBtHjf7cQNKv1LM8bCybhcBAp3sVWVgpQ4ERHzY0RjkQ?e=g3mMcu>

Price/Rent

£1,500,000 Offers in excess of/£69,995 per annum exclusive

Terms

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

Business Rates

From internet enquiries, we understand the current rateable value is £45,750 with rates payable in the region of £22,829.25 for 2025-26

VAT

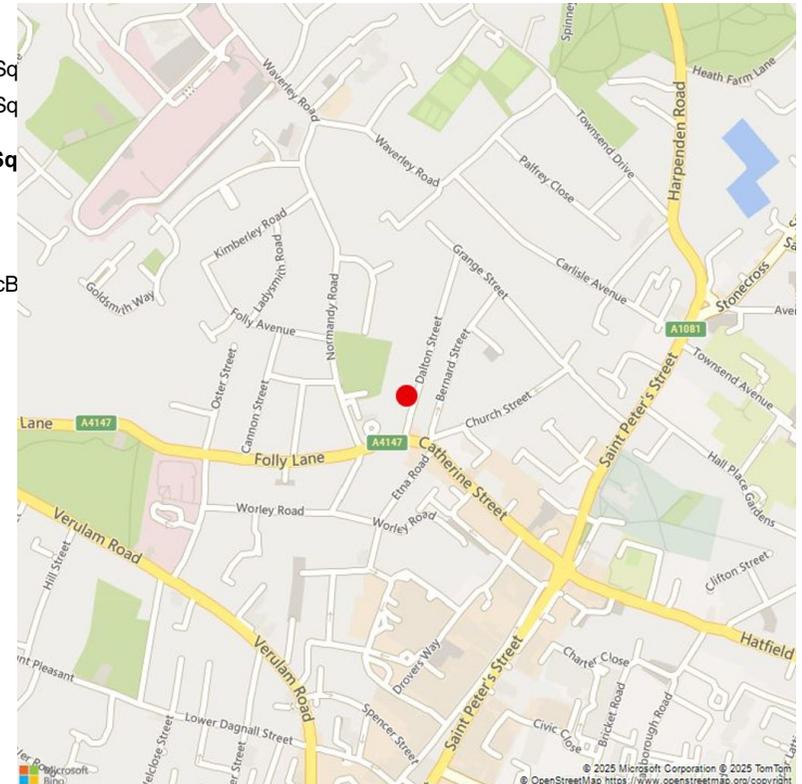
All quoted prices are subject to VAT

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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