



AITCHISON RAFFETY



- Self contained offices on 1st & 2nd floors
- Refurbished
- Own entrance from Chequer Street to side of building
- Central heating
- LED lighting
- Door entry system
- Kitchen and WC facilities
- Potential to additionally rent 3 parking spaces

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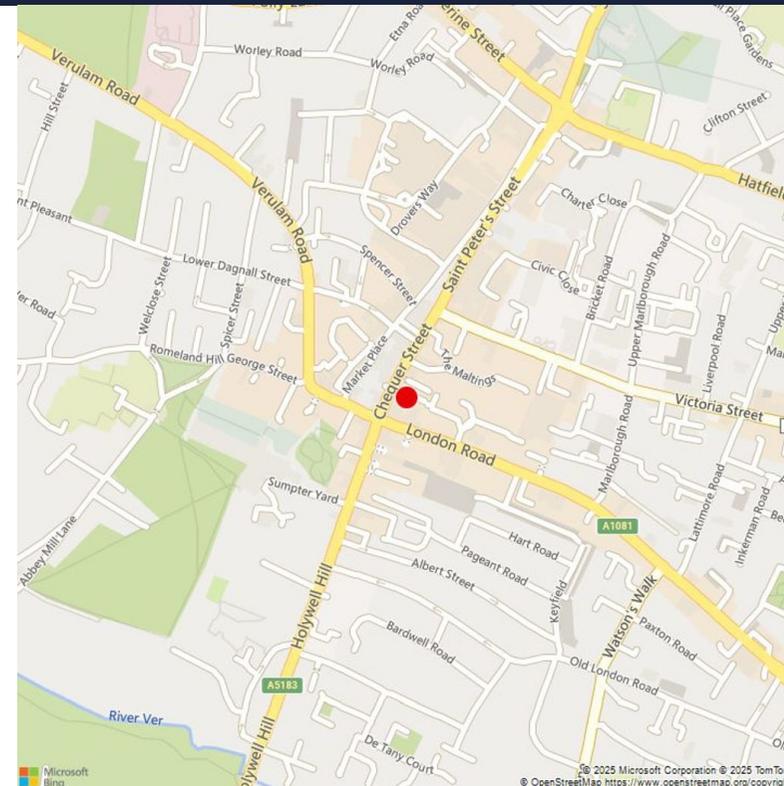
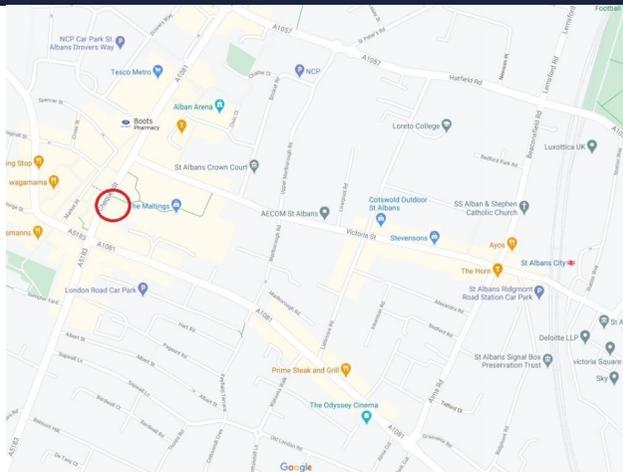
10 Chequer Street , Chequer Street, St. Albans, Herts , AL1 3XZ

City Centre Offices

Approx. 735.63 Sq Ft (68.34 Sq M)

To Let

10 Chequer Street , Chequer Street, St. Albans, Herts , AL1 3XZ



Description

Self contained offices on the first and second floors of this city centre building. There is a separate side entrance with stairs to the first floor which comprises two office rooms, kitchen and WC. The second floor comprises a further two rooms. The accommodation benefits from LED lighting, central heating, door entry system and is currently being redecorated. In addition, 3 parking spaces could be available to let.

Location

Accessed from Chequer Street in St Albans city centre and within walking distance of the mainline station.

St Albans mainline train station 0.75 Miles
 A1(M) (Junction 3) 6 Miles
 M25 (Junction 21a) 4.5 Miles
 M1 (Junction 6a) 4.0 Miles

Floor Area

First Floor	331.43 Sq Ft	30.79 Sq M
Second Floor	404.2 Sq Ft	37.55 Sq M
Total	735.63 Sq Ft	68.34 Sq M

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Rent

£19,950 per annum exclusive

Business Rates

From verbal enquiries, we understand the current rateable value is £14,750 with rates payable in the order of £7,360.25 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Service Charge

There will be a contribution towards the building insurance and repair of the exterior of the property. Details available upon request.

Legal Costs

Each party is to pay their own legal costs.

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

