



## City Centre Offices To Let

### Suite 1

7 French Row, St. Albans, AL3 5DU

Office

# TO LET

**311 sq ft**

(28.89 sq m)

- Centrally located
- Immediate access to retail and leisure amenity
- Frontage to historic French Row
- Pedestrianised road
- Attractive character Grade II listed building
- Power and data points

# Suite 1, 7 French Row, St. Albans, AL3 5DU

## Summary

Available Size	311 sq ft
Rent	£12,000 per annum
Rates Payable	£2,161.30 per sq ft Based on 2023 rating. Rates payable 2024/25
Rateable Value	£5,700
Service Charge	£2,000 per annum
EPC Rating	EPC exempt - Listed building

## Description

The premises comprise first floor offices located within this character Grade II listed city centre building. The suite benefits from high ceilings, exposed beams, an exposed brick chimney stack and views out on to historic French Row. The accommodation is open plan.

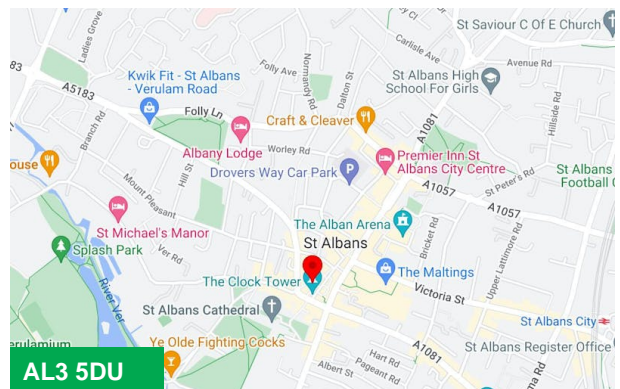
## Location

The suite is accessed via an original oak door fronting French Row located between Simmons and L'Italiana restaurant, a very short distance from the Clock Tower.

## Accommodation

The accommodation comprises a 1st floor suite:

Name	sq ft	sq m	Availability
1st - Offices	311	28.89	Available
<b>Total</b>	<b>311</b>	<b>28.89</b>	



## Viewing & Further Information

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