

TO LET – CITY CENTRE OFFICE



2 College Yard, Lower Dagnall Street, St. Albans, AL3 4PA

1,083 Sq. Ft (100.61 Sq. M)

£23,525 per annum exclusive

- Flexible lease terms
- Quiet courtyard office development
- Air conditioning
- CAT V data cabling
- City centre location

Description:

The property comprises self contained ground floor office suite situated within a two--storey character office building. The suite benefits from air conditioning, Cat V data cabling, door entry and security alarm systems, separate kitchen facilities, and shared WCs. The accommodation is offered with furniture and there are currently four partitioned office/meeting rooms. There is 1 allocated parking space directly outside the building.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. Ft	Sq. M
Ground floor Suite	1,086	100.89
Total	1,086	100.89

Areas quoted are approximate and should not be held as 100% accurate.

Terms:

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £23,525 per annum exclusive.

VAT:

We have been advised that the property is elected for VAT and therefore, payable where applicable.

Service Charge:

There is a contribution towards the maintenance and repair of common and external parts of the building. More information is available on request.

Location:

The premises is situated within College Yard, a small business/office space offering on Lower Dagnall Street within 5 mins walk of the city centre shops. St Albans Abbey Station providing services to Watford and Euston is within 0.5 miles and St Albans City Thameslink railway station is within a mile providing fast and frequent services to London St Pancras in 20 mins. There are also ample public car parking provisions within walking distance, namely Christophers Place and Drivers Way Car Park.

Business Rates:

From enquiries, we understand the current rateable value of the property is £24,750 with rates payable in the order of £12,350 per annum.

Interested parties are advised to contact the relevant Local Authority.

EPC:

TBC

Viewings:

For viewings and further information please contact:

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