

# TO LET



**22 Albert Street, St Albans, AL1 1RU**

**968 Sq. Ft (89.95 Sq. M)**

**£21,350 Per Annum Exclusive**

## Workshop/Storage Unit

- Historic car repair / B2/B8 use
- Close proximity to city centre
- Self-contained workshop / storage unit
- Good communication links
- Situated in dense residential setting



**Location:**

Situated on Albert Street close to its junction with Holywell Hill, within close proximity of St Albans City centre. There are good communication links with St Albans Abbey station within ¼ mile and St Albans mainline railway station within a 10 minute walk.

M25 (Junction 21a) 3 Miles  
 M1 (Junction 6a) 3 Miles  
 A1(M) (Junction 3) 4.3 Miles

**Description:**

A self-contained single storey workshop / storage unit. The unit has the benefit of an electric roller shutter door (3.52m high x 4.43m wide), inclusive two post car lift, 3 phase power supply, and a partitioned office and WC to the rear.

**Terms:**

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £21,350 per annum exclusive.

**VAT:**

The property is **not** elected for VAT and therefore, is **not** payable where applicable.

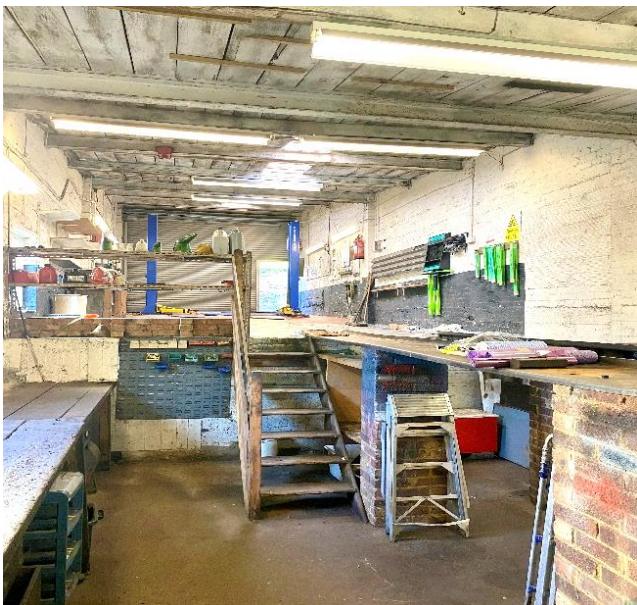
**Business Rates:**

We are advised the Rateable Value is £15,250 with rates payable in the order of **£7,600** per annum.

Interested parties are advised to contact the relevant Local Authority for further information.

**EPC:**

D-95

**Accommodation:**

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

Accommodation	Sq. M	Sq. Ft
Industrial unit	89.95	968

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

**Viewings:**

For viewings and further information please contact the sole agents:

**Chris Richards**

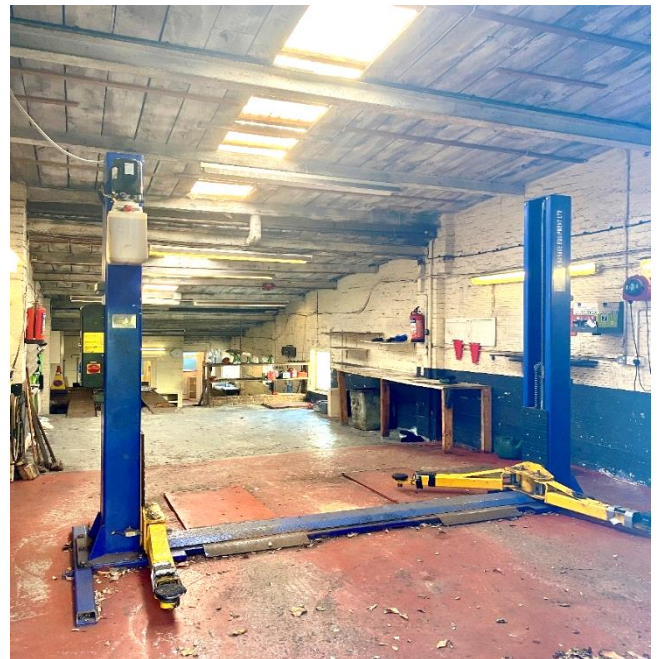
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