

FOR SALE / TO LET – CITY CENTRE OFFICE



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

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

To Let - £27,150 per annum exclusive

For Sale - £380,000

- 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

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 £27,150 per annum exclusive.

The long leasehold interest with approximately 967 years remaining is available to purchase for £380,000

VAT:

We have been advised that the property is not elected for VAT and therefore, is not payable on the purchase price or rent.

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.

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.

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:

Hugo Harding

07425 243 317

hugo.harding@kirkbydiamond.co.uk

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP