

FOR SALE/TO LET

1,434 Sq Ft (133.22 Sq M)

- Newly refurbished City centre ground floor office
- LED lighting
- Cat v data cabling in perimeter trunking
- Open plan layout
- 2 Parking spaces



Alban Row

27-31 Verulam Road, St Albans, AL3 4DG

KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The property is located in a prominent position on Verulam Road, one of the main arterial routes into the centre of St Albans
- The retail and leisure facilities of the City centre are within a few minutes walk.
- St Albans City mainline railway station is within 0.75 miles & St Albans Abbey station is within 0.5 miles.
- 3.5 miles to M25 (Junction 21a)
- 3.1 miles to M1 (Junction 6a)

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 Google Maps

Click here



DESCRIPTION

- The premises comprises a ground floor office within a four-storey mid terraced office building
- Benefitting from a recent refurbishment including full redecoration and LED lighting
- The offices are open plan with kitchen, server room and meeting room
- There are two allocated parking spaces

TERMS

The long leasehold interest with approximately 232 years remaining is available to purchase for offers in the region £425,000. VAT is not payable on the purchase price.

Or by way of a new full repairing and insuring lease for a term to be agreed at a rent of £35,850 per annum. VAT is not payable on the rent.

ACCOMMODATION

Ground Floor Office **133.22 SQ M** **1,434 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-73

Business Rates: The rateable value is £38,000. For rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:



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