

# FOR SALE/TO LET

2,377 Sq Ft (220.82 Sq M)

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



## Lower Ground Alban Row

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

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eddisons.com





## 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)

 what3words

[///ground.slick.react](https://ground.slick.react)

 Google Maps

[Click here](#)

## Description

- The premises comprises a lower 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 predominantly open plan with kitchen, server room and meeting room
- There are four allocated parking spaces

## Terms

The long leasehold interest with approximately 232 years remaining is available to purchase for offers in the region £350,000. 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 £25,000 per annum. VAT is not payable on the rent.

## Accommodation

Lower Ground Floor	220.82 SQ M	2,377 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 63

**Business Rates:** The rateable value is £30,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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