

TO LET

860 Sq Ft (79.89 Sq M)

- › City centre office
- › On-site parking
- › Fitted out to a high standard
- › Flexible lease terms
- › All inclusive rent



1A Holywell Hill

St. Albans, AL1 1ER

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





Location

- Located on Holywell Hill, one of the main arterial routes into St Albans
- Within walking distance of St Albans City and St Albans Abbey train stations
- 2.75 miles to M25 (Junction 21a)
- 3.5 miles to M1 (Junction 6)
- The retail and leisure facilities of the city centre are within a few minutes walk

/// what3words

///skin.water.first

Google Maps

Click here



Description

- Predominantly open plan office
- Partitioned meeting room
- LED lighting
- Air conditioning
- On-site parking

Terms

Available by way of a new lease for a term to be agreed at an inclusive rent of £5,495 pcm. VAT is payable.



Accommodation (Net Internal Area*)

Total	79.89 SQ M	860 SQ FT
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B - 27

Business Rates: The rateable value is £24,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The service charge is included within the rental figure.

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@eddisons.com](mailto:hugo.harding@eddisons.com)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@eddisons.com](mailto:matthew.bowen@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.