

TO LET

968 Sq Ft (89.93 Sq M)

- › Car repair / B2 / B8 Use
- › Close proximity to city centre
- › Good communication links
- › 3-phase electrics
- › Size and location rarely available



22 Albert Street

St. Albans, AL1 1RU

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

eddisons.com





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

 what3words

///model.hills.festivity

 Google Maps

[Click here](#)



Description

- A self contained single storey workshop / storage unit
- The unit has the benefit of a roller shutter door (3.52m high x 4.43m wide),
- 3 phase power supply
- Single office and WC to the rear
- 2 Parking spaces

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £21,350 per annum. VAT is not payable on the rent.

Accommodation

22 Albert Street

89.93 SQ M

968 SQ FT

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

EPC: D-95

Business Rates: The rateable value is £16,500. For rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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