



- First and second floor city centre office
- Attractive period features throughout
- Ample mezzanine storage space
- Excellent natural light
- Kitchenette & WCs
- Good visibility from Holywell Hill
- Separate entrance with entry phone
- Parking for six vehicles

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19-21, Holywell Hill, St. Albans, Hertfordshire, AL1 1EZ

Attractive City Centre Office With Parking

Approx. 1,481 Sq Ft (137.58 Sq M)

**To Let**

# 19-21, Holywell Hill, St. Albans, Hertfordshire, AL1 1EZ

## Description

The subject premises consist of a mix of open plan office space and meeting rooms on the first and second floor of this city centre building. Access is self-contained and provided through a side entrance and staircase.

The premises include their own WC and kitchenette as well as ample mezzanine storage space. The space is attractively fitted to compliment the period features and would suit a variety of businesses.

Externally there is parking for six cars.

## Location

The offices are situated in St Albans on Holywell Hill. Holywell Hill is a historic and well-established arterial route linking St Albans city centre with the A414 and M25 to the south, benefiting from high volumes of consistent vehicular and pedestrian traffic. The location supports a wide mix of offices, professional services and independent retailers.

The subject property is positioned well within the main run of commercial units and although it does not benefit from a shop front, has good visibility from the main road.

## Floor Area

First floor	347 Sq Ft	32.24 Sq M
Second floor	1,134 Sq Ft	105.35 Sq M
<b>Total</b>	<b>1,481 Sq Ft</b>	<b>137.58 Sq M</b>



Boardroom



Entrance corridor



Main office



Main office



Storage mezzanine



Separate office

### Rent

£35,000 per annum exclusive

### Terms

Available by way of a new full repairing and insuring lease.

### Business Rates

From verbal enquiries, we understand the current rateable value is £38,250 with rates payable in the order of £19,086.75 per annum.

### VAT

This property is not subject to VAT therefore it is not payable on the rent.

### Energy Performance Rating

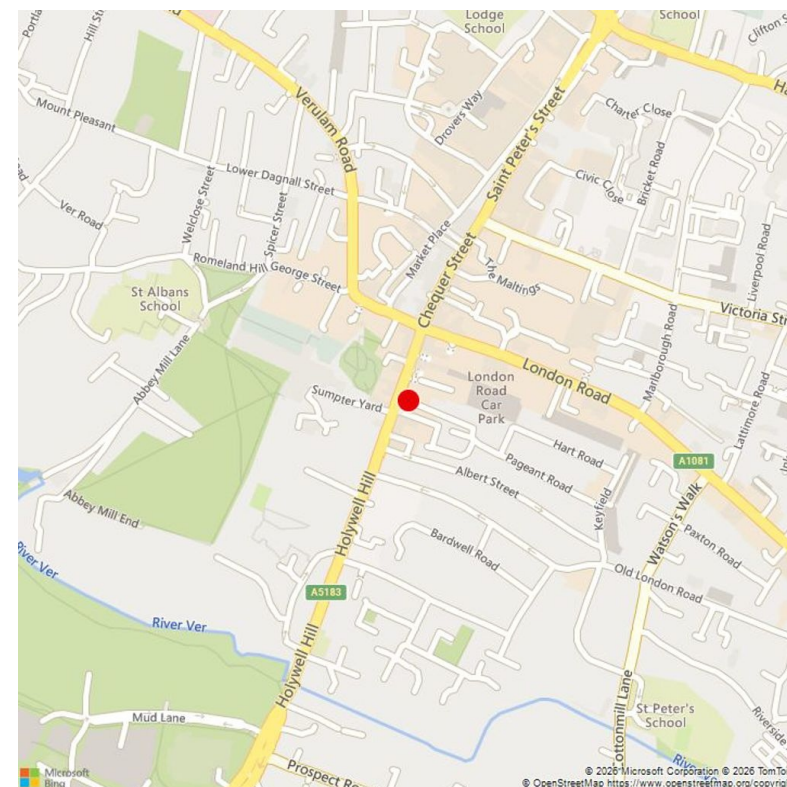
Awaited

### Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

### Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

By appointment only with sole agents Aitchison Raffety  
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