

TO LET
OFFICE

 GRAHAM
SIBBALD



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

- First and second floor city centre office
- Attractive period features throughout
- Floor by Floor letting available
- Flexible Lease options available

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.



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.

There is the option to take the premises as one with both floors, or to take a single floor depending on what suits your usage best.

Externally there is parking for six cars.

ACCOMMODATION

First floor – board room	347 Sq Ft	32.24 Sq M
Second floor – open plan/office suites/kitchen	1,134 Sq Ft	105.35 Sq M
Total	1,481 Sq Ft	137.58 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £38,250 with rates payable in the order of £16,906.50 per annum.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£35,000 Per Annum

For breakdown floor-by-floor please contact directly.

TENURE

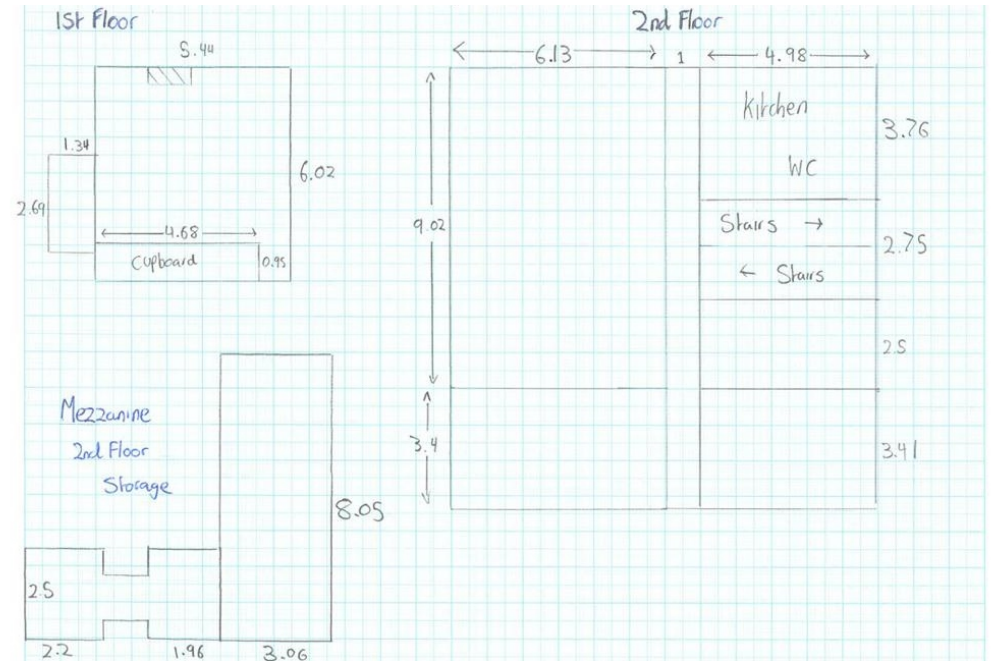
Available by way of a new full repairing and insuring lease.

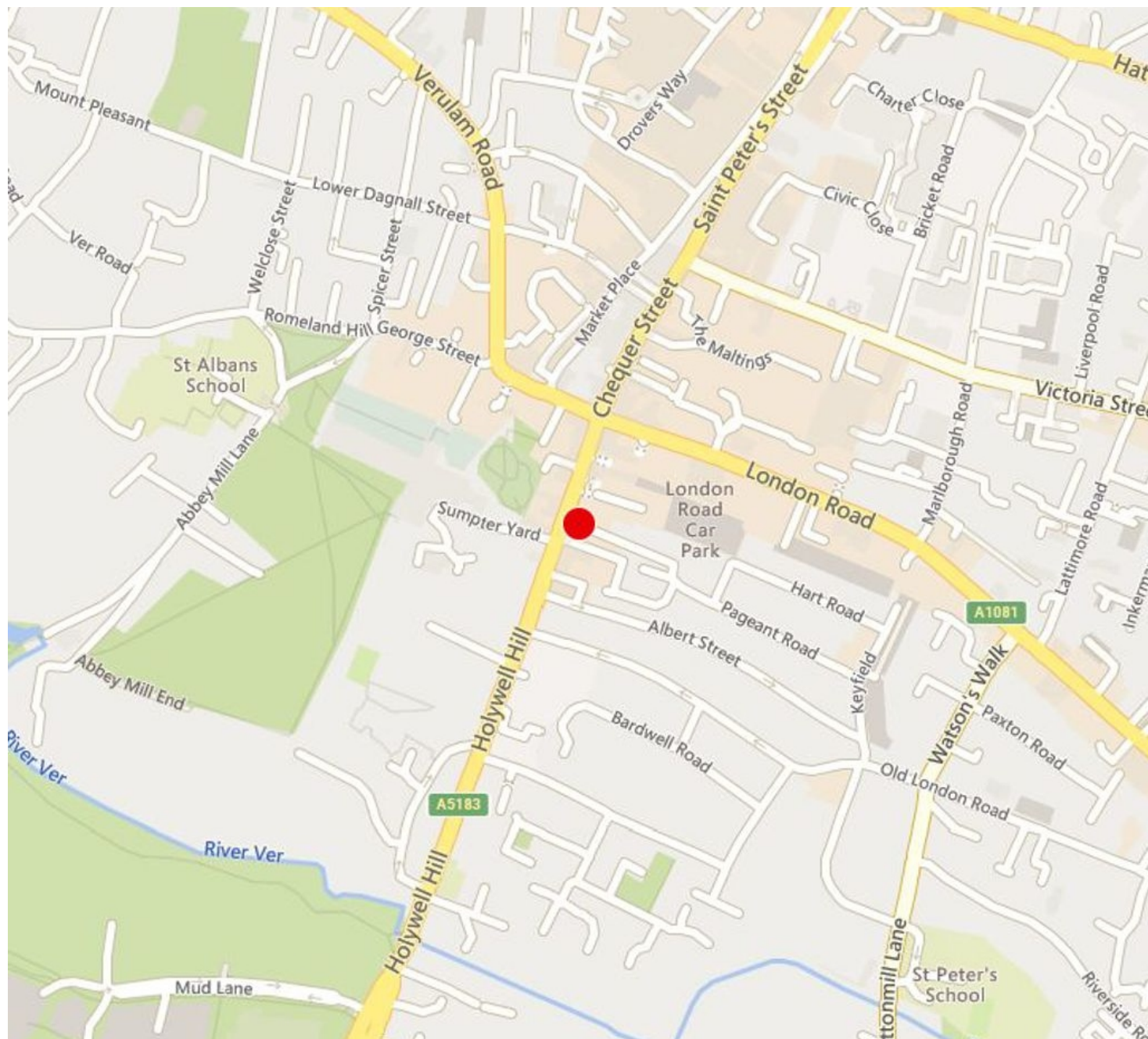
SERVICE CHARGE

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.





To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.