Stimpsons

2 Hertfordshire House, Civic Close, St. Albans, AL1 3JZ

To Let | 4,705 sq ft

Ground & Lower Floors To Let Suitable for a variety of Uses including leisure

Summary

- Rent: £80,140 per annum
- Business rates: £9.85 per sq ft
- VAT: Applicable
- EPC: D (100)
- Lease: New Lease

Description

The property comprises ground and lower ground floor accommodation within Hertfordshire House, an imposing mixed use 6 storey development.

The ground floor is currently fitted as office accommodation but could be used for alternative purposes including retail and leisure. The accommodation has floor to ceiling glazing on two elevations allowing excellent light but also offering showroom frontage.

The lower ground floor is currently in shell condition and is offered as a blank canvas for an occupier to fit out to suit their intended use.

The accommodation is suitable, subject to planning, for a variety of different uses to include office, showroom, retail and leisure uses.

Location

Hertfordshire House is centrally located less than 100m from the town centre retail amenity, at the junction of Victoria Street and Bricket Road.

St Albans City station is an approximate 5 minute walk and offers services to central London, the City, south coast, Gatwick and Luton airports and Europe via onward connections at St Pancras International.

St Albans provides quick access to the motor way network being located adjacent to both the M1 and M25, with the A1(M) also within close driving distance.

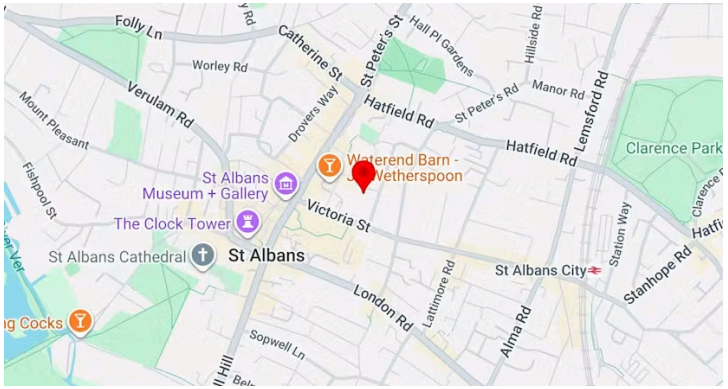
St Albans City station is within approx. 10 minutes walk and there are multiple bus services within the immediate vicinity of the building.

Accommodation

Name	sq ft	sq m
Ground - Office	1,631	151.52
Lower Ground - storage or leisure	3,074	285.58
Total	**4,705**	**437.10**

Key Points

- Ground and lower ground floor premises
- Suitable for office or leisure use
- Fitted Kitchen
- Modern ground floor offices with double aspect glazed frontage
- Lower ground in shell condition
- Central location adjacent to town centre amenity



Further information

- View details on our website

Contact & Viewings

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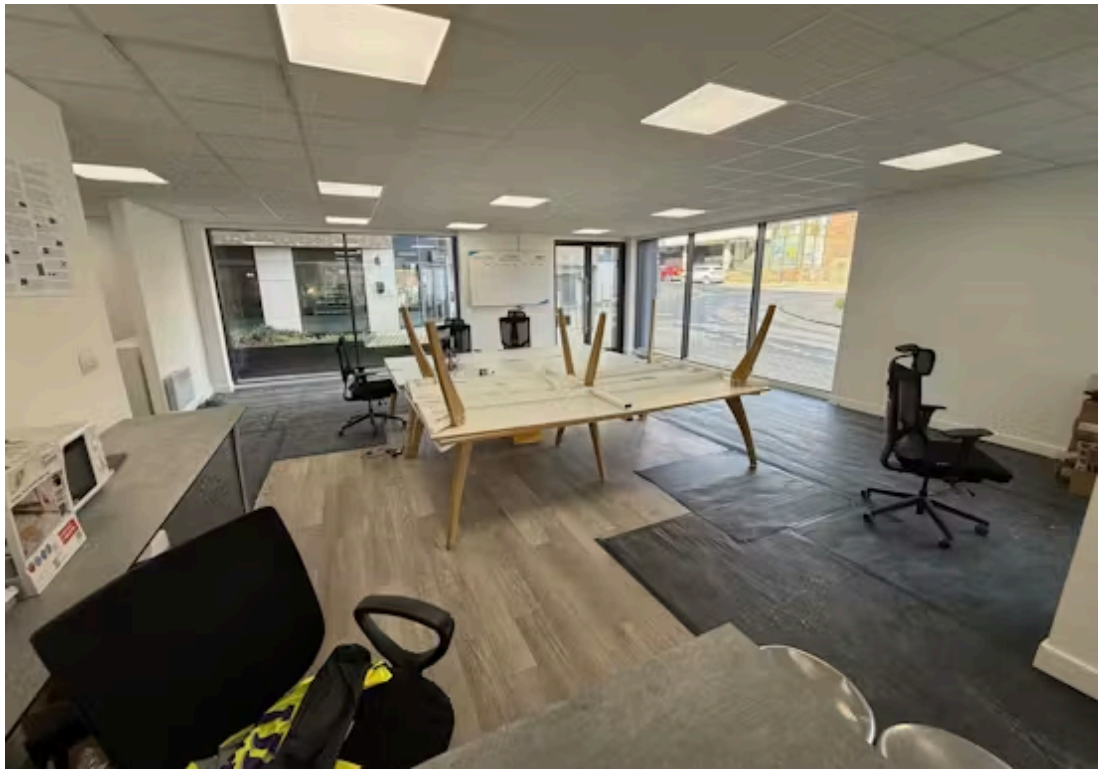
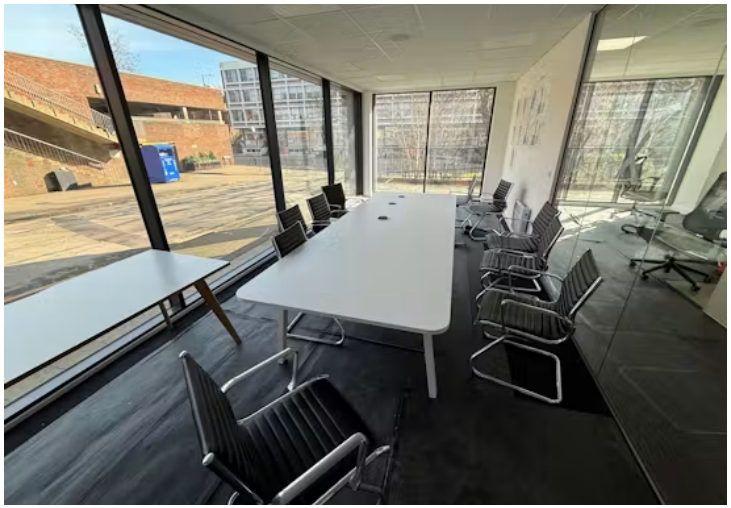
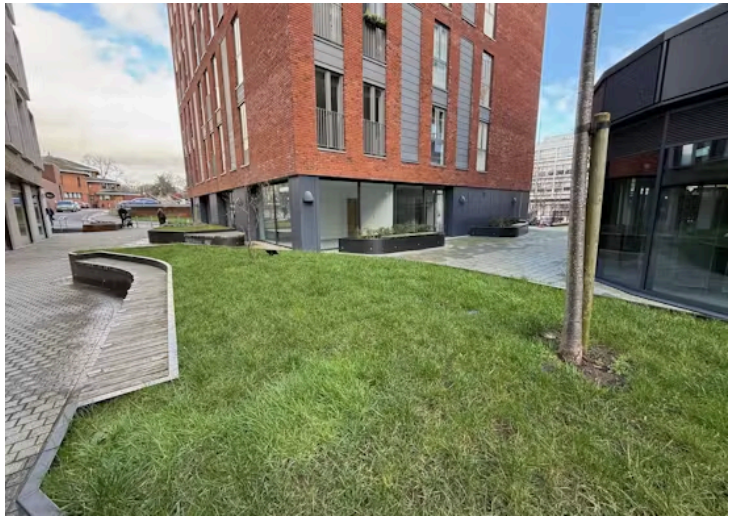
Viewings

Strictly via the sole agents, Stimpsons, Monday to Friday 9 am to 5 pm.