

City Centre Office Building
Approx. 1,510 sq ft (140.31 sq m)



48 Adelaide Street, St Albans - AL3 5DA

To Let

- City centre location
- Modern refurbished offices over three floors
- Predominantly open plan with office/meeting room
- Fibre internet connection and cat 5 data cabling
- Air conditioning
- Kitchen & WC facilities



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The premises comprise a self contained three storey modern office building. The ground floor has a retail style frontage and is predominantly open plan with a kitchen, server room and two meeting rooms formed of high quality glazed partitioning. The first and second floors are open plan. The offices benefit from a fibre connection and cat 5 data cabling, air conditioning, gas central heating, cat II lighting, video door entry, security and fire alarm systems.

The property is situated in Adelaide Street which is within 50 metres of St Peters Street in the heart of St Albans city centre.

St Albans City Mainline Railway Station is within a one mile providing regular trains to St Pancras Station (19 minutes) and north to Luton and beyond.

The approximate net internal floor areas are as follows:

Ground Floor	762 sq ft	(70.77 sq m)
First Floor	334 sq ft	(31.03 sq m)
Second Floor	<u>414 sq ft</u>	<u>(38.51 sq m)</u>
Total	1,510 sq ft	(140.31 sq m)

The offices are available by way of a new lease for a term to be agreed.

£36,000 per annum exclusive

From verbal enquiries the offices have a rateable value of £20,500 with rates payable of approximately **£9,550 per annum.**

Band C—73

Each party to be responsible for their own legal costs incurred in this transaction.

VAT is payable on the rent and sale price.

Strictly by appointment via the sole agents.



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