

Character Office Suite

Approx. 1,096 sq ft - 1,736 sq ft
(101.82 sq m - 161.28 sq m)

**AITCHISON
RAFFETY**



Tyttenhanger House, Colney Heath AL4 0PG

To Let

- Historic character office building
- Extensive grounds and parking
- Location adjacent to M25 (J22)
- Prime ground floor suite
- Fibre line data connectivity
- Shared board/meeting rooms



INVESTORS IN PEOPLE



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King House, 55 Victoria Street, St Albans AL1 3ER

Tyttenhanger House Colney Heath St Albans Hertfordshire AL4 0PG



Description

Comprise the most prestigious suite of ground floor offices within this historic Grade I Listed building dating from c1700. The offices have the benefit of meeting/board room, kitchen, extensive car parking and some 35 acres of surrounding land and grounds, all available for the use of tenants. The suite of three rooms is available as a whole or in part.

The offices further benefit from a wealth of character features, raised floors with inset data cabling, fibre internet connection, cat II lighting, WC and kitchen facilities.

Location

Tyttenhanger House is located close to the M25 being under a mile from Junction 22 (London Colney) along the relatively uncongested Coursers Road. The A1(M) and M1 are then both within a short drive. Tyttenhanger House is situated between the villages of Colney Heath and London Colney with a good range of local shops, public houses and restaurants within easy reach together with the large Sainsbury and Marks & Spencer Superstores adjacent to Junction 22.

Floor Area

The approximate net internal floor areas are as follows:

Floor

Ground Floor Rm 02	441 ft ²	40.96 m ²
Ground Floor Rm 03	655 ft ²	60.83 m ²
Ground Floor Rm 04	640 ft ²	59.46 m ²
	1,736 ft²	161.28 m²

Rent

£30 per sq ft per annum exclusive.

Terms

The suite is available by way of a new lease for a term to be agreed.

Business Rates

Information on the rates payable available upon request.

Service Charge

A service charge is payable to cover costs relating to upkeep and maintenance of the common internal and external parts of the building and estate. Lighting, heating and water utility charges are also included. The service charge is capped at £5 per sq ft per annum.

EPC

E - Rating 120

VAT

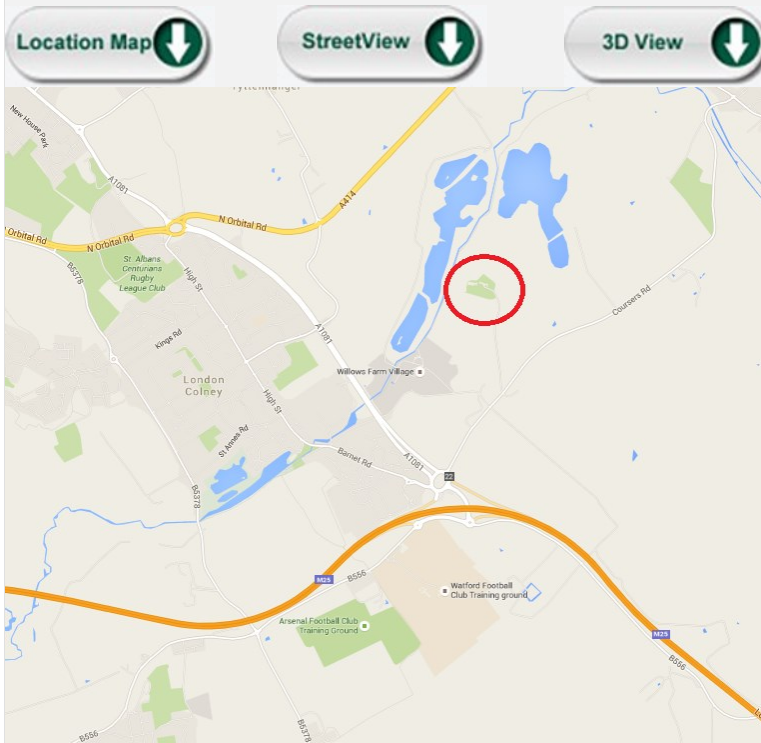
All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.

Aitchison Raffety 01727 843232

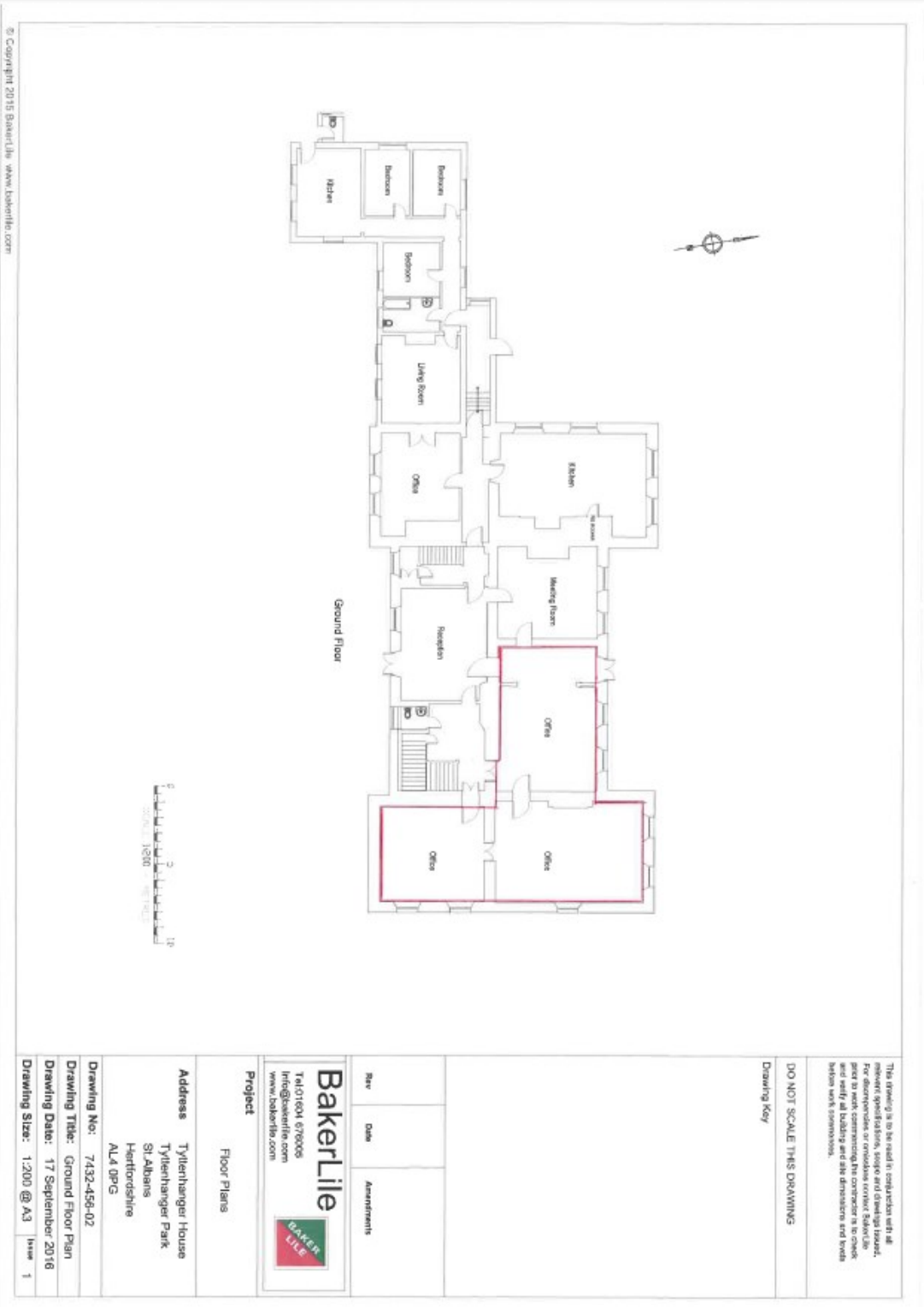
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