

Character Office Suite  
Approx. 867 sq ft (80.55 m<sup>2</sup>)

**AITCHISON  
RAFFETY**



## Tyttenhanger House, Colney Heath AL4 0PG To Let

- Historic character office building
- Extensive grounds and parking
- Location adjacent to M25 (J22)
- Cat II lighting
- 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



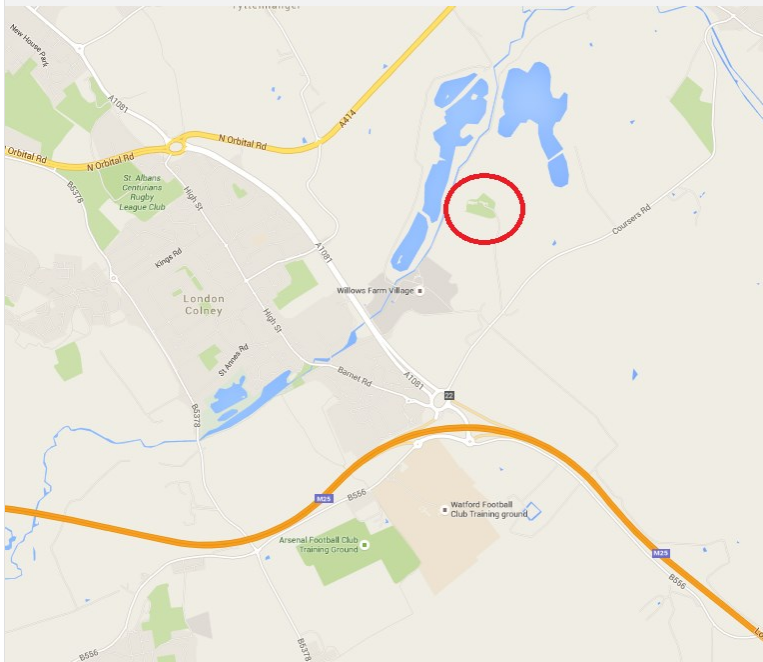
## Description

The premises comprise a first floor office suite of three rooms 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 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

First Floor (Rooms 103-105)	867 ft <sup>2</sup>	80.55 m <sup>2</sup>
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## Rent

£21,675 per annum exclusive.

## Terms

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

## Business Rates

The offices have a rateable value of £10,250 with rates payable of £4,775 per annum. The offices would qualify for small business rates relief which would reduce the amount payable to £0.

## 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.

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### IMPORTANCE NOTICE

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