# TO LET

**668 Sq Ft** (62.06 Sq M)

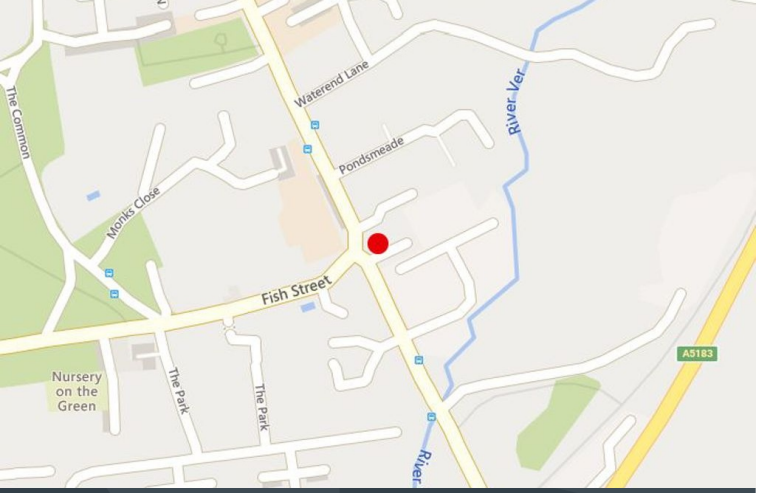
- Two storey office building to let
- Arranged as front & rear office rooms to each floor
- 3 parking spaces
- Would suit alternative uses

## 17 High Street

**Redbourn, St. Albans, AL3 7LE**

KirkbyDiamond
Part of BTG Eddisons

Contact: Hugo Harding or Matthew Bowen
Tel: **01727 575 445**
**kirkbydiamond.co.uk**



## LOCATION

- Situated on the southern end of Redbourn High Street
- Close to local amenities, restaurants and shops
- Good road access to St Albans, Harpenden & Luton
- Junction 9 of the M1 is within a short drive (2.5 miles)
- Luton Airport 7.8 miles

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Google Maps

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## DESCRIPTION

- Accommodation comprises of two office rooms on each of the ground and first floors plus kitchen and WC
- Property is in a terrace of similar attractive properties within an attractive village setting
- 3 allocated parking spaces to the rear
- Could suit other uses within Use Class E including medical/therapists and educational

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £14,250. VAT is not payable

## ACCOMMODATION

| | | |
|---|---|---|
| **Ground Floor** | **31.68 SQ M** | **341 SQ FT** |
| **First Floor** | **30.38 SQ M** | **327 SQ FT** |
| **Total** | **62.06 SQ M** | **668 SQ FT** |

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** C-74

**Business Rates:** The rateable value is £13,750. For the rates payable please contact us or www.voa.gov.uk

## CONTACT:

**HUGO HARDING**
**07425 243 317** hugo.harding@kirkbydiamond.co.uk

**MATTHEW BOWEN**
**07442 820 386** matthew.bowen@kirkbydiamond.co.uk

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