



- Impressive Grade II listed building
- Grand reception and boardrooms
- Mixture of open plan and small rooms
- LED lighting
- Air conditioning
- 8 parking spaces
- WC & kitchen facilities

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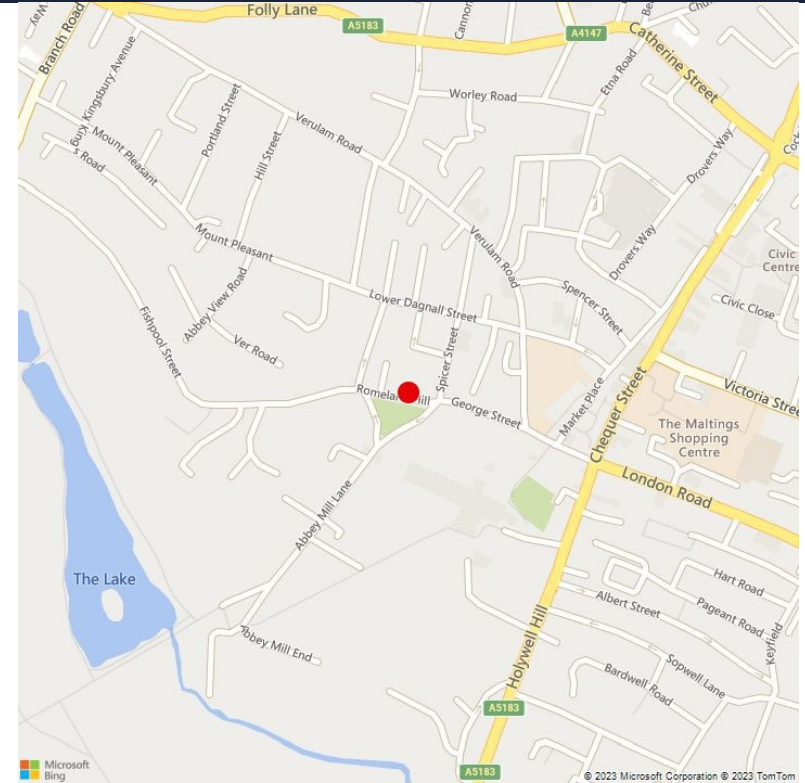
Romeland House, Romeland Hill, St. Albans, Hertfordshire, AL3 4ET

Superb Character Office To Let

Approx. 2,085 - 6,372 Sq Ft (193.7 - 591.96 Sq M)

To Let

Romeland House, Romeland Hill, St. Albans, Hertfordshire, AL3 4ET



Description

The premises comprise the ground and first floor within this superb Grade II listed building. The offices benefit from a grand reception with two meeting / boardrooms either side of the reception. There is an impressive staircase to the first floor which is divided into a number of individual office rooms. The property has been extended to the rear and benefits from modern, open plan accommodation with LED lighting and air conditioning unit. Externally there are 8 parking spaces in total.

Location

The property is located on Romeland Hill within the heart of the Cathedral Quarter located directly opposite St Albans School and The Abbey. The city centre and all of its amenities are within a short walk and the main line Thameslink Railway Station is approximately 0.7 miles to the east.

Floor Area

Ground - front	2,085 Sq Ft	193.7 Sq M
First - front	1,753 Sq Ft	162.85 Sq M
Ground - rear	2,537 Sq Ft	235.69 Sq M
Total	6,372 Sq Ft	591.96 Sq M

Rent

£30.00 per sq ft per annum exclusive

Terms

Available by way of an effectively new full repairing and insuring lease on terms to be agreed.

Business Rates

The property will need to be reassessed but calculate the rateable value for the whole area to be approximately £160,000 with rates payable in the region of £82,000 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety 01727 843232
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www.argroup.co.uk



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