

FOR SALE

2,536 Sq Ft
(235.59 Sq M)

- › First floor city centre offices
- › Close proximity to city centre amenities
- › Potential to be split into two smaller offices
- › 3 parking spaces



First Floor Alban Row

27-31 Verulam Road, St. Albans, AL3 4DG

Contact: Hugo Harding or Matthew Bowen
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eddisons.com





Location

- The property is located in a prominent position on Verulam Road, one of the main arterial routes into the centre of St Albans
- The retail and leisure facilities of the city centre are within a few minutes walk.
- St Albans City mainline railway station is within 0.75 miles & St Albans Abbey station is within 0.5 miles.
- 3.5 miles to M25 (Junction 21a)
- 3.1 miles to M1 (Junction 6a)

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 Google Maps

Click here



Description

- The premises comprise an entire first floor office within a four-storey mid terraced office building
- Benefitting from gas central heating, surface mounted LED tube lighting, good natural light and perimeter trunking
- The office has been partitioned to suit the tenant's use
- Externally there are 3 allocated parking spaces

Terms

The long leasehold with approximately 230 years remaining is to be sold with vacant possession and offers are invited in the region of £750,000. VAT is not payable on the purchase price.

Accommodation (Net Internal Area*)

Total	235.59 SQ M	2,536 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C

Business Rates: From verbal enquiries we understand the property has a rateable value of £66,000. For rates payable please contact us or visit www.voa.gov.uk

Contact:

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