

# TO LET

668 Sq Ft (62.06 Sq M)

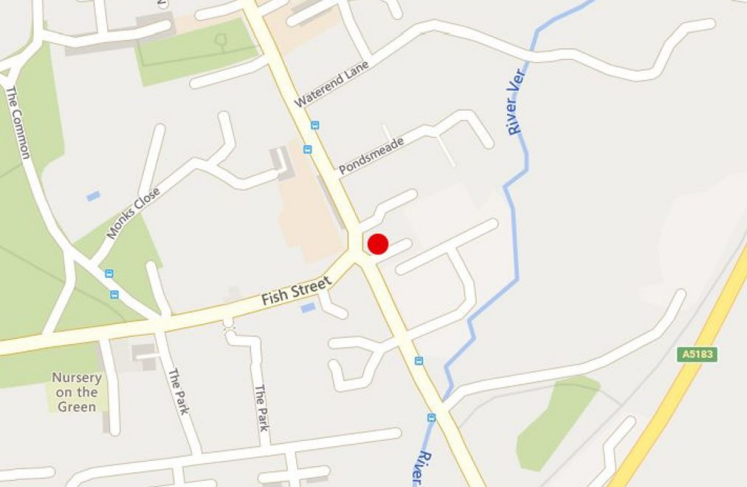
- Two storey office building to let
- Arranged as front & rear office rooms to each floor
- 3 parking spaces
- Would suit alternative uses



**17 High Street**  
Redbourn, St. Albans, AL3 7LE

Contact: Hugo Harding or Matthew Bowen  
Tel: 01727 575 445  
eddisons.com





## 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 £13,950. VAT is not payable

## Accommodation

Ground Floor	31.68 SQ M	341 SQ FT
First Floor	30.38 SQ M	327 SQ FT
<b>Total</b>	<b>62.06 SQ M</b>	<b>668 SQ FT</b>

\*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](http://www.voa.gov.uk)

## Contact:

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