

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

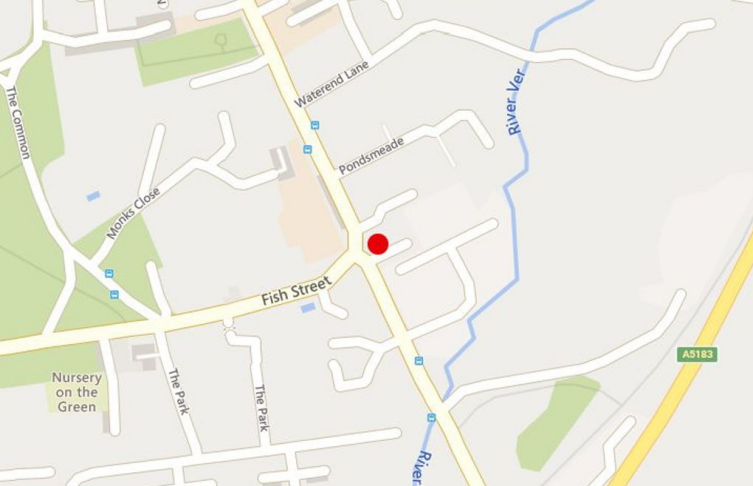


17 High Street

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 £10,800. 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:

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