



**AITCHISON**  
**RAFFETY**



- City centre location
- Substantial car parking (up to 12 cars)
- Fully raised floors with inset Cat 6 data cabling
- Showers, WCs and kitchenette to each floor
- CCTV, Video Entry & Security Systems

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**The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ**

Self contained modern office building with parking

Approx. 2,915 Sq Ft (270.8 Sq M)

**For Sale/  
To Let**

# The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ

## Description

Comprise a modern office building arranged on ground and lower ground floors. The offices have been recently refurbished to a high specification with air conditioning, raised floors with inset cat 6 data cabling WC's to both floors including shower room with disabled access on the ground floor.

The building is within a walled and gated site which offers substantial car parking. The offices have excellent natural light to both floors with the ground floor having bi-fold doors to one elevation.

## Location

The building is located to the north side of Catherine Street with vehicle access from Dalton Street. The main retail pitches of St Peters Street are within ¼ mile and St Albans Thameslink railway station (providing fast and frequent services to Kings Cross-20 mins) is within ¾ mile.

## Planning

There is a restriction on hours of use for the unit to take place only during the following times: 08:00 19:30 Mondays Fridays inclusive; 09:00 17:00 on Saturdays and at no time on Sundays.

There is also a restriction on the number of people who can work in the building at one time. More information available on request.



Car Parking



Front Elevation



Lower Ground Floor



Lower Ground Floor

# The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ



Kitchenette



Ground Floor

## Floor Area

Ground	1,172 Sq Ft	108.88 Sq M
Lower Ground	1,743 Sq Ft	161.92 Sq M
<b>Total</b>	<b>2,915 Sq Ft</b>	<b>270.8 Sq M</b>

## Price/Rent

£1,500,000 /£59,950 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease.

## VAT

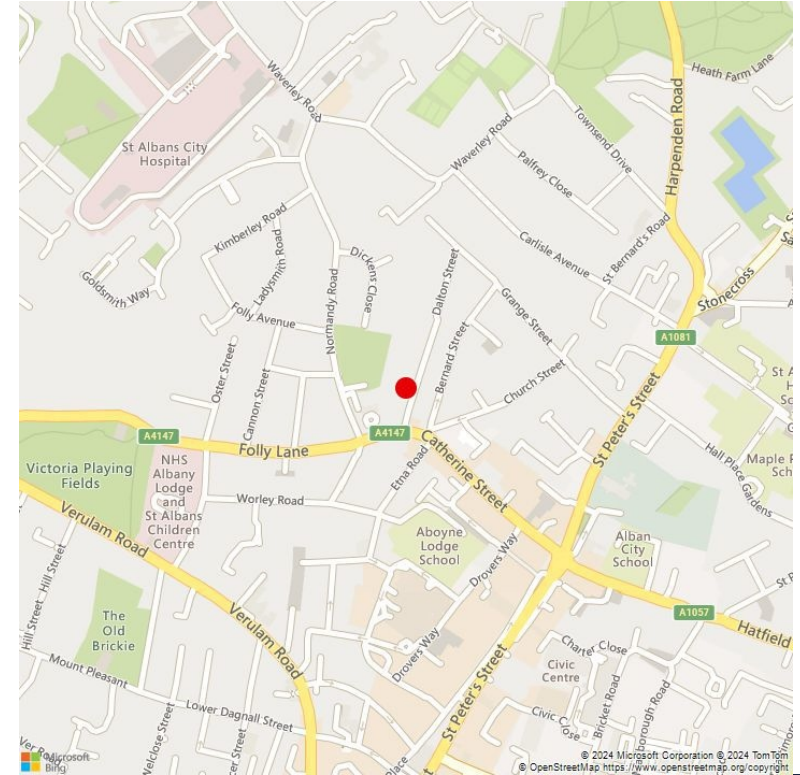
All quoted prices are subject to VAT

## Energy Performance Rating

B-37

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

By appointment only with sole agents Aitchison Raffety  
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RAFFETY**



www.argroup.co.uk



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