

City Centre Office Suite  
185 sq ft (17.14 sq m)

**AITCHISON  
RAFFETY**



Suite 7, Brewmaster House, St Albans AL1 3HT

**To Let**

- City centre location
- Gas central heating
- Shared kitchen & WC facilities
- Door entry system
- Shared meeting room



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# Suite 7 Brewmaster House The Maltings AL1 3HT

## Description

Comprises an office suite on the second floor within this City Centre building. There are shared kitchen and wc facilities in the common parts together with a shared meeting room. The offices additionally benefit from door entry and central heating.

## Location

The premises are situated in The Maltings Shopping Centre which is accessed via Chequer Street in the heart of the city centre. The mainline Thameslink railway station is within 1/2 mile distance.

## Floor Area

The approximate net internal floor area is:

Second Floor		
Suite 7	185 ft <sup>2</sup>	17.14 m <sup>2</sup>

## Rent

To rent at £35 per sq ft all inclusive (to include rent, heating, lighting, power, use of the meeting room, reception area and cleaning of common parts)

Parking available at £1,100 per space per annum.

## Terms

The premises are available by way of new three year lease with a tenants option to break at 18 months.

## Rates

We are informed from verbal enquiries with the local authority that the rates payable are circa £1,200 per annum however the property would qualify for "small business rates relief" which would reduce this to zero.

## Energy Performance Rating

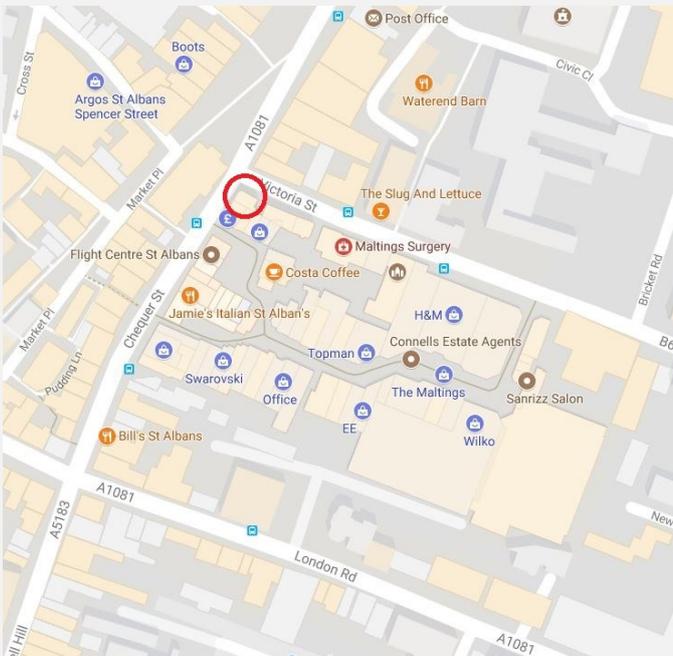
Band E - 115

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment via the sole agents.



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