



Romeland Hill, St. Albans, AL3 4ET

To Let | 1,626 to 10,191 sq ft

Impressive Grade II Listed Offices To Let in part or as a whole

## Summary

- Rent: £32.50 per sq ft
- Business rates: £12 per sq ft
- VAT: Applicable
- Lease: New Lease

## Description

Romeland House is an impressive two storey Grade II listed building. The large central reception leads to 4 individual rooms at ground floor and then a further 5 rooms at 1st floor accessed via a grand staircase.

The extension to the rear offers three open plan floors. The floors are available individually or combined.

## Location

The property is prominently located on the corner of Romeland Hill and Welclose Street in St Albans Cathedral District, opposite St Albans School and The Abbey. The town centre is within a few minutes walk via George Street.

## Accommodation

Name	sq ft	sq m
Ground	2,117	196.68
1st	1,757	163.23
Basement	101	9.38
Ground - Extension	2,537	235.70
1st - Extension	1,626	151.06
2nd - Extension	2,053	190.73
<b>Total</b>	<b>10,191</b>	<b>946.78</b>

## Key Points

- Located a short walk from town centre amenity
- Grand reception and staircase
- Floors available individually or combined
- Flexible lease lengths available
- 8 onsite parking spaces

## Terms

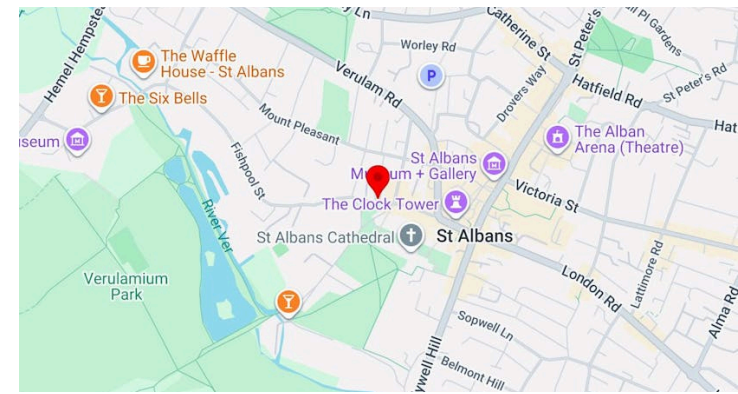
The property is available as individual or combined floors or as a self contained building.

## VAT

The property is subject to VAT which will be charged on rent and service charge.

## Service Charge

A service charge will be made by the landlord for cleaning of the common parts and consumption of utilities.



## Further information

- [View details on our website](#)

## Contact & Viewings



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## Viewings

Viewings are available via the sole agents Monday to Friday between 9 am and 5 pm.

