





This **GRADE II LISTED** property is ideally situated in the **HEART OF ST. ALBANS'** on **St Peters Street**. The property, which is currently used as an office space, is arranged over **THREE FLOORS** and is more than **3800 SQUARE FOOT**.

**Offer Over: £1,100,000**

This property provides a wide range of opportunities to individuals, those looking to convert back to a fantastic city centre residence (subject to planning permission and consents) or those looking for a city centre project.

Currently, the property is arranged over three floors and separated into a range of spaces, including a basement level and two further floors with access to mixed facilities, and a kitchen space. Externally, there is a rear courtyard with access to several car parking spaces or what could be used as a private courtyard area.





No unauthorised parking

FirstFloor

Blue plaque

Historic Sites



Entrance Hall

Office 1 9.63m x 8.03m (31'7" x 26'4").

Office 2 4.32m x 3.92m (14'2" x 12'10").

Office 3 4.20m x 3.92m (13'9" x 12'10").

Office 4 5.70m x 4.20m (18'8" x 13'9").

Cloakroom

Kitchen

Office 5 9.63m x 8.03m (31'7" x 26'4").

Office 6 4.65m x 4.32m (15'3" x 14'2").

Office 7 4.65m x 4.24m (15'3" x 13'11").

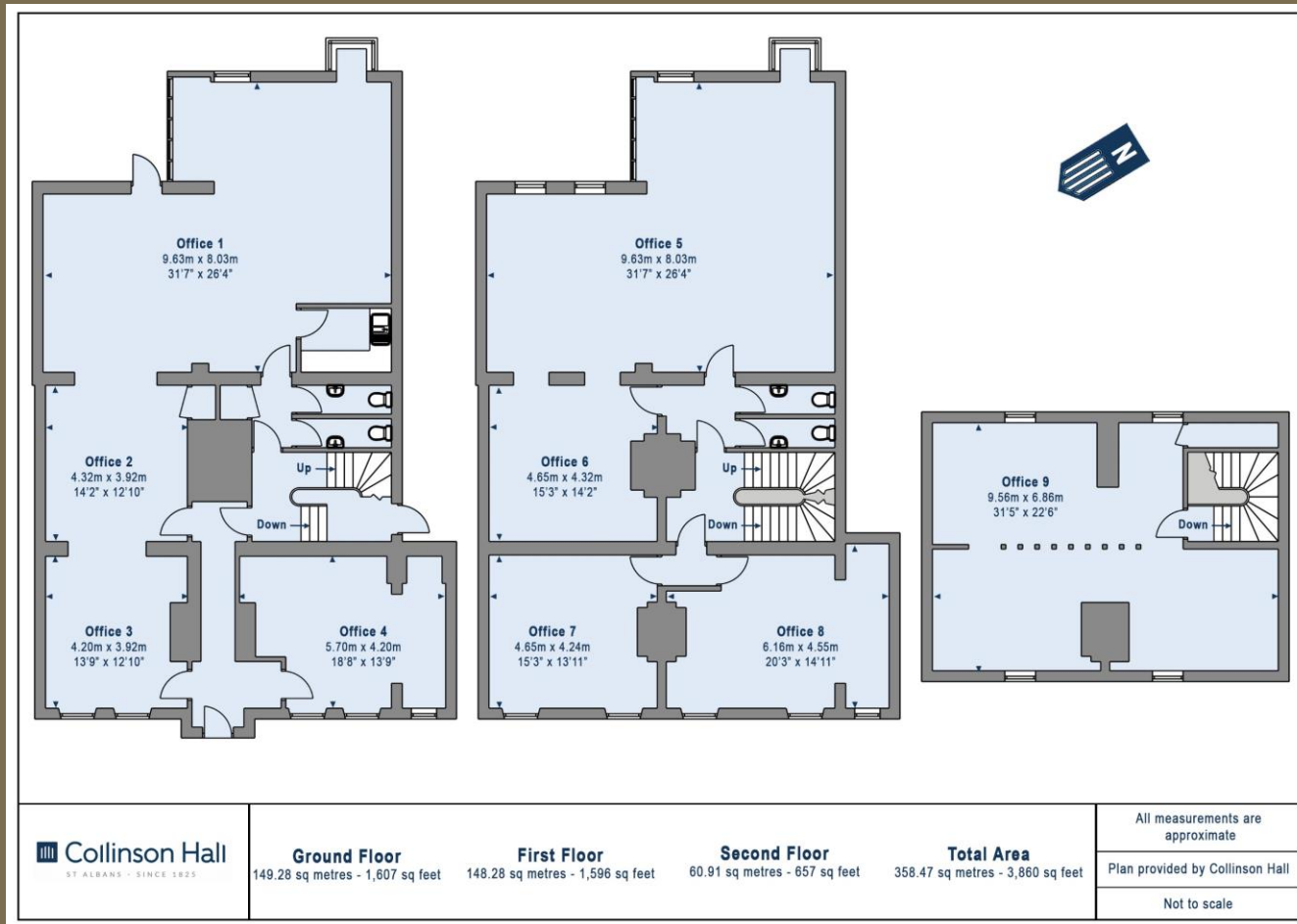
Office 8 6.16m x 4.55m (20'3" x 14'11").

Cloakroom

Office 9 9.56m x 6.86m (31'4" x 22'6").







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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