

QUALITY OFFICES TO LET / FOR SALE

4,658 sq ft | (432.8 sq m)



01727 848680
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8 SANDRIDGE PARK, PORTERS WOOD, ST ALBANS AL3 6PH

LOCATION

The premises are located within the modern Sandridge Park development in Porters Wood north of St Albans within the Valley Road business area.

The property is situated less than 6 miles from the M25, M1 and A1(M) motorways.

St Albans City Centre and the Thameslink railway station are situated only 2 miles from the property.

By train the fastest journey time to St Pancras International is circa 19 minutes with further connections to the City of London and Gatwick Airport.

The property is also well situated for International Airports at Luton (11 miles), Stansted (32 miles) and Heathrow (28 miles).

DESCRIPTION

The property comprises a self-contained modern office building of good specification with a good level of natural light.

Offices are arranged over ground and first floors, providing open plan space together with a ground floor reception area, kitchenettes and WCs on each floor.

The property has 19 designated car parking spaces to the front of the building.

ACCOMMODATION

	sq ft	sq m
Ground floor	2,329	216.4
First floor	2,329	216.4
TOTAL	4,658	432.8

VIEWING | Strictly by appointment through this office with:

Graham Ricketts
01707 396734
graham.ricketts@brasierfreeth.com

James Oliver
01707 396733
james.oliver@brasierfreeth.com

Or joint agents
Aitchison Raffety
01727 843232



AMENITIES

- Open plan
- Air conditioning & central heating
- Meeting room
- Reception area
- Raised floors with Cat 5 cabling (not tested)
- Suspended ceilings
- Male and female WCs
- 19 designated car parking spaces
- Kitchenette

TERMS

The property is offered on a new lease for a length of term by negotiation at a rent of £72,500 per annum exclusive, or alternatively the long lease (999 years) is available for purchase.

PRICE / RENT

£1,150,000 for the long leasehold interest with vacant possession, or an annual rent of £72,500 exclusive.

RATES

Rateable Value as from April 2017:	
Ground Floor	£22,750
First Floor	£23,000

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (St Albans District Council – 01727 866100).

EPC RATING

EPC Rating – C-53

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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