

SELF CONTAINED NEW BUILD OFFICES  
1,000 ft<sup>2</sup> - 2,500 ft<sup>2</sup> (92.90 m<sup>2</sup> - 232.50 m<sup>2</sup>)

**AITCHISON  
RAFFETY**



14 Enterprise Centre, Porters Wood, St Albans, AL3 6EN

**To Let**

- New build high specification office building
- Available as a whole or part
- Open plan layout
- Air conditioned
- Suspended ceilings with recessed LED lighting
- Skirting trunking
- Kitchen
- WC facilities
- 5 parking spaces together with additional in communal car park



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14 Enterprise Centre  
Long Spring  
Porters Wood  
ST ALBANS  
AL3 6EN

## Description

A new two storey plus mezzanine end of terraced office building currently under construction (completion March 2019). Each floor is open plan and has the benefit of air conditioning, LED lighting, perimeter data trunking and fire alarm system. The building can be let as a whole or in part. There are 5 parking allocated with the building plus additional in the communal car park.

## Location

Prominently positioned at the entrance of the St Albans Enterprise Centre within Porters Wood which is situated to the north side of St Albans approximately 1 mile from the City Centre. St Albans benefits from excellent communication links with the M1, M25 and A1(M) being within a short distance and the mainline station providing a fast and frequent service to London (Kings Cross).

## Floor Area

The approximate net internal floor areas are: -

Ground Floor	1,000 ft <sup>2</sup>	(92.90 m <sup>2</sup> )
First Floor	1,000 ft <sup>2</sup>	(92.90 m <sup>2</sup> )
Mezzanine	<u>500 ft<sup>2</sup></u>	<u>(46.45 m<sup>2</sup>)</u>
<b>Total</b>	<b>2,500 ft<sup>2</sup></b>	<b>(232.50 m<sup>2</sup>)</b>

## Terms

The subject premises are available on a new full repairing and insuring lease for a term to be agreed.

## Rent

Available at a quoted rent of £18.75 psf exclusive.

## Business Rates

These are to be assessed upon completion of the construction works.

## Estate Charge

There is an estate charge payable for the upkeep of the estate road and car park. Details available upon request.

## Energy Performance Rating

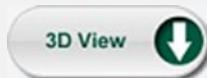
Awaited upon completion of the building.

## VAT

All prices quoted will be subject to VAT.

## Viewings

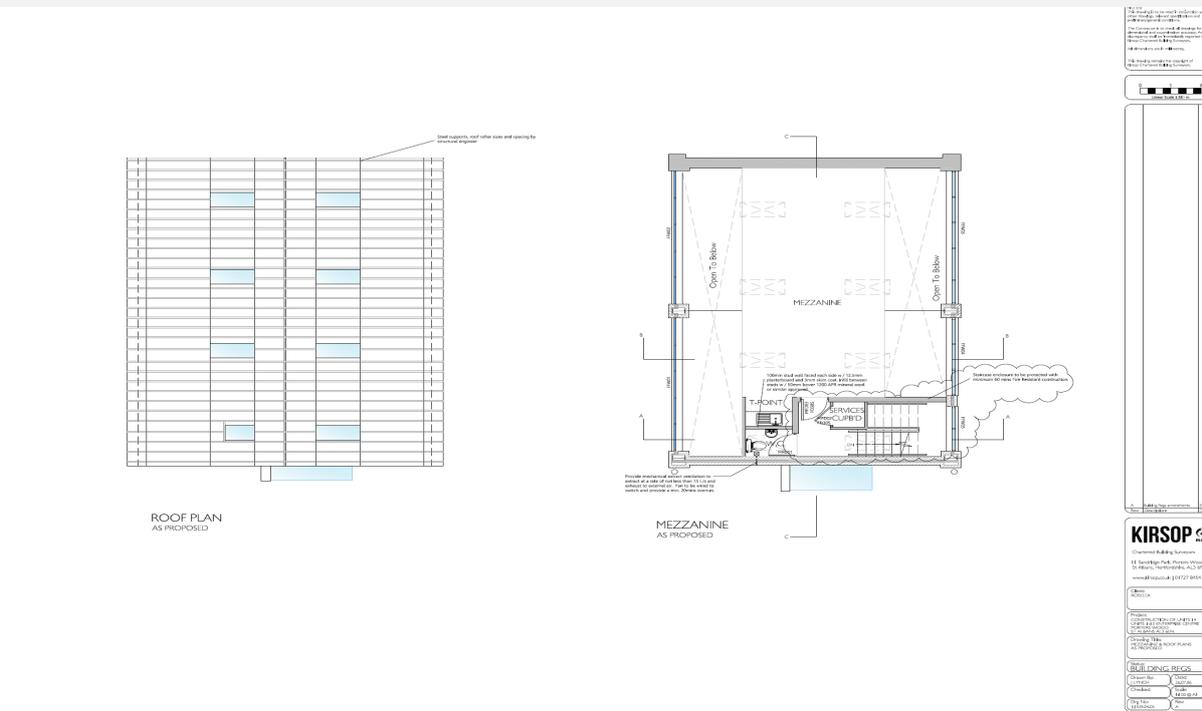
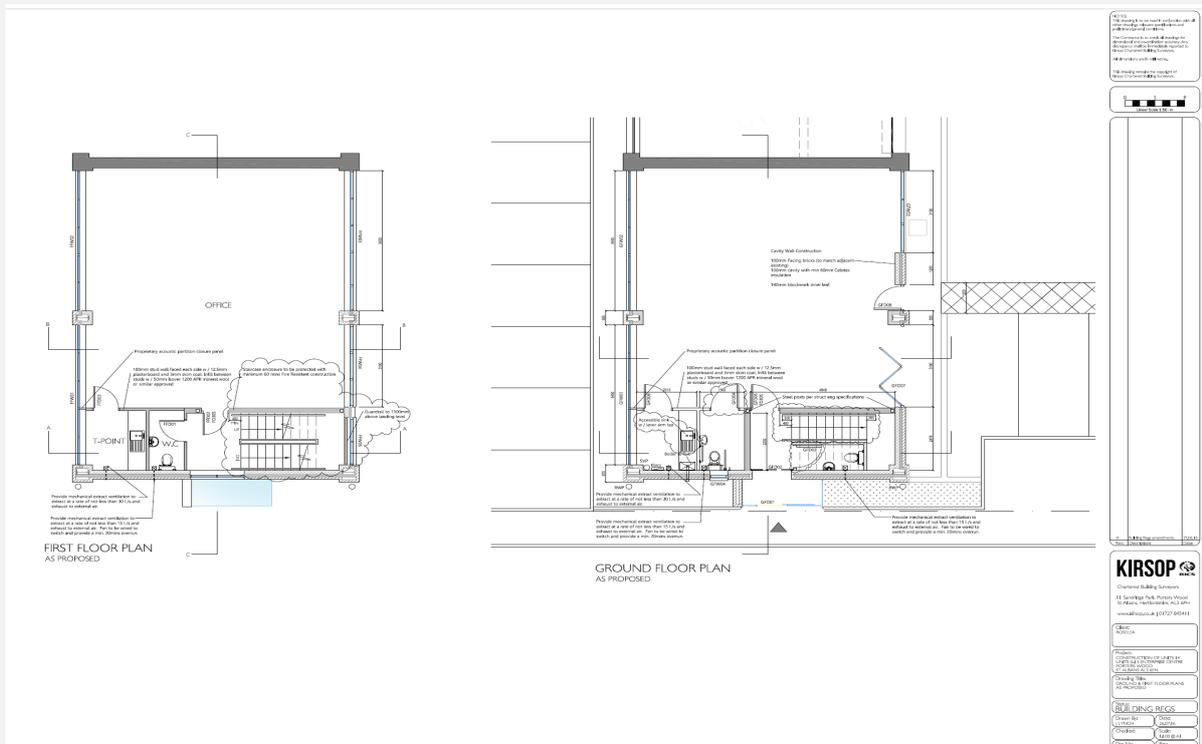
Strictly by appointment via the joint agents Aitchison Raffety and Perry Holt & Co 01923 239080



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.

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