

QUALITY OFFICES TO LET / FOR SALE

2,329 sq ft | (216.4 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.

Separate office suites are available on ground and first floor level, providing open plan space together with a kitchenette and WCs on each floor.

The property has 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

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 inset Cat 5 cabling
- Suspended ceilings
- Male and female WCs
- 9 parking spaces per floor
- Kitchenette

TERMS

The individual floors are available either to lease, or to purchase on the basis of new long leases.

PRICE /RENT

Each floor is available to purchase at a price of £650,000.

Alternatively they may be leased at the following rents:

Ground Floor: £35,000

First Floor: £37,500

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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