

Air Conditioned Offices with Parking  
Approx. 2,329 sq ft - 4,886 sq ft  
(216.39 sq m - 453.93 sq m)



## 8 Sandridge Park, Porters Wood, St Albans

# To Let/For Sale

- Self contained modern office building
- Predominantly open plan with some partitioned office rooms
- Air conditioned
- Raised floors with inset cat V data cabling
- Fibre connection and air conditioned server room
- Gas central heating
- 15 parking spaces



INVESTORS IN PEOPLE



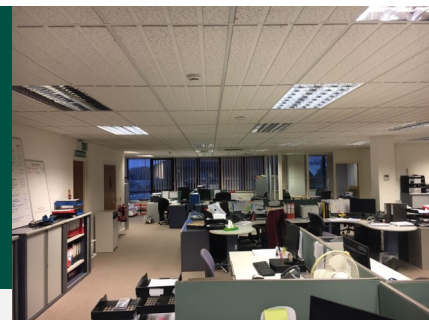
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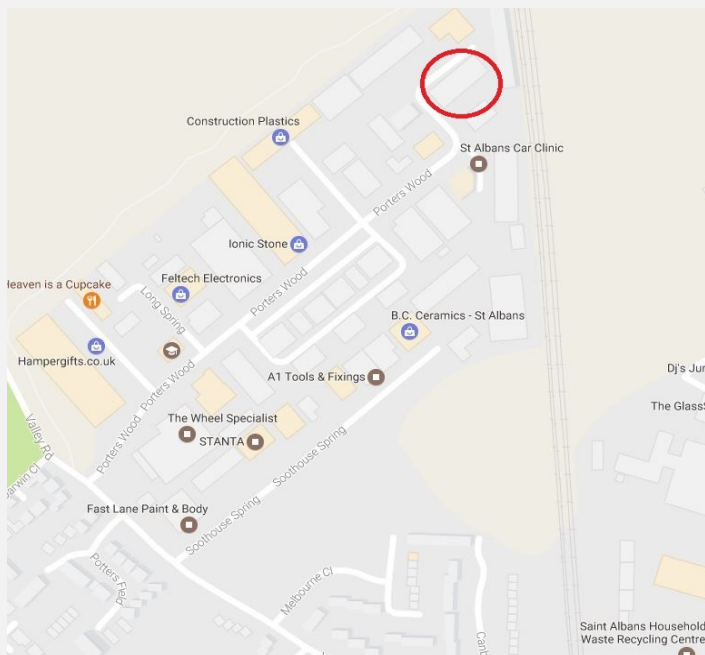


## Description

Comprises a two storey modern office building which provides predominantly open plan accommodation over ground and first floors. Some partitioned office/boardroom and server rooms have been fitted and the offices are to a good specification with raised floors with inset cat v cabling and fibre connection, suspended ceilings with inset air conditioning lighting and kitchen with WCs provided to the common parts on ground and first floors. The offices are available as a whole or on a floor by floor basis and there are 15 parking spaces provided to the front of the building.

## Location

The premises are located within the popular Sandridge Park development which is at the end of Porters Wood to the north side of St Albans within the Valley Road business area which in turn is approximately one mile from the city centre and Thameslink railway station. The M25, M1 and A1(M) are all within approximately 6 miles.



## Floor Area

The approximate net internal floor area:

Ground Floor	2,557 sq ft	(453.93 sq m)
First Floor	<u>2,329 sq ft</u>	<u>(216.39 sq m)</u>
TOTAL	4,886 sq ft	(453.93 sq m)

## Price

The freehold interest of the whole is available at a quoted price of **£1,270,000**.

Alternatively a long lease of an individual floor could be purchased. Price on application.

## Terms / Rent

The whole building or on floor by floor basis is available by means of a new FRI lease for a term to be agreed at a rent of: -

Ground Floor	£45,000
First Floor	<u>£40,000</u>
Whole Building	£85,000

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value of the whole building is £45,750 (2017) and that rates payable are approximately £21,319.50 pa.

## Energy Performance Rating

Band C - 53

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted will be subject to VAT.

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