

Office Building / Hi Tech Light Industrial Unit  
Approx. 555.36 sq m (5,978 sq ft)

**AITCHISON  
RAFFETY**



## 6 Park Industrial Estate, Park Street, AL2 2DR

# For Sale/To Let

- Suitable for offices or for a hi-tech / lab space use
- Predominantly open plan layout to ground and first floors with some demountable partitioning
- Air conditioned
- Surface mounted cat V data cabling
- Door entry, security & fire alarm systems
- WC and kitchen facilities
- Front forecourt parking together with additional communal car park



RICS



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6 Park Industrial Estate,  
Park Street,  
St Albans,  
AL2 2DR



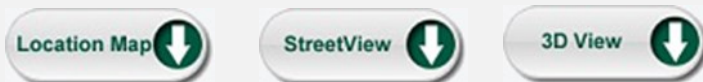
## Description

A modern building suitable for use solely as offices or for its current configuration as lab space to the ground floor with offices to the first floor. The property benefits from being predominantly open plan, air conditioned, cat v data cabling and gas central heating.

There is parking to the front forecourt together with additional parking in the communal estate. car park

## Location

Park Street is located to the south of St Albans on the A5183 (Watling Street) between St Albans and Radlett within one mile from the M10 / A405 / A414 roundabout giving easy access to the M1, M25 and A1(M). Park Street train station is within 1/2 mile providing services to St Albans and Watford.



## Floor Area

The approximate net internal floor areas are:

Ground Floor	3,084 sq ft	(286.47 sq m)
First Floor Offices	2,894 sq ft	(268.89 sq m)
<b>Total</b>	<b>5,978 sq ft</b>	<b>(555.36 sq m)</b>

## Sale

The freehold interest in the property is available at a price of **£1,350,000**.

## Rent

Available by way of a new full repairing and insuring lease for a term to be agreed at a quoted rent of **£78,000 per annum** exclusive.

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £42,250 with rates payable being approximately £19,690 per annum.

## Energy Performance Rating

Band C - 74

## Estate Charge

There is an estate charge for the maintenance of the external common parts. Details available on request.

## VAT

VAT is not payable on the sale price or rent.

## Viewings

Strictly by appointment via the sole agents  
Aitchison Raffety 01727 843232

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