



- Self contained Hi-tech / light industrial unit
- 1 mile north of St Albans City centre
- 7 parking spaces
- Storage to the ground floor with offices to the first floor
- Air conditioned
- Roller shutter loading door

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12 The Metro Centre, Ronsons Way, St Albans AL4 9QT

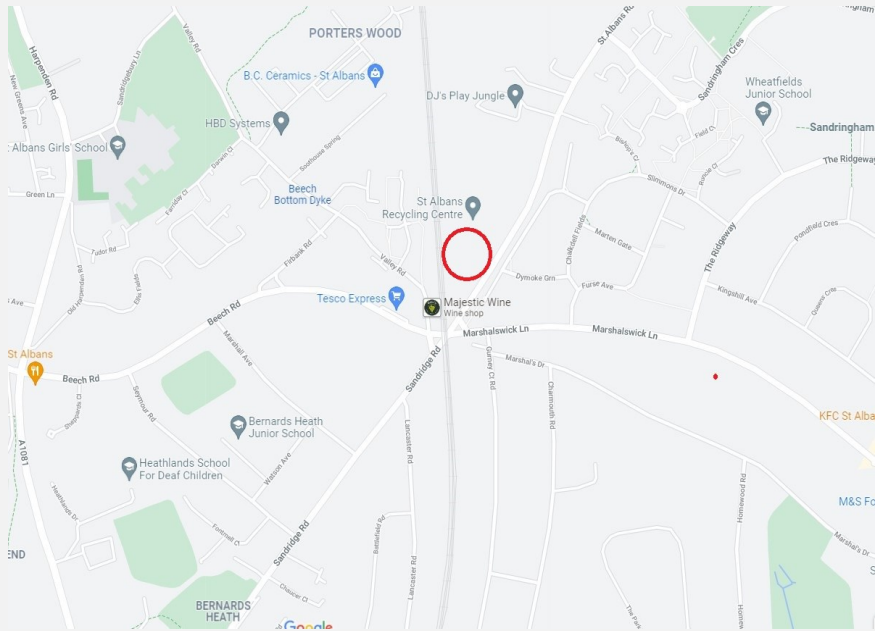
Hi-Tech Unit

Approx. 2,302 sq ft (213.87 sq m)

For Sale

www.argroup.co.uk

12 The Metro Centre, Ronsons Way, St Albans, AL4 9QT



Description

End of terraced hit tech unit which is arranged as storage to the ground floor together with two WCs and an office room, with stairs leading to the first floor which is arranged as a large open plan office area and separate meeting/board room. The building has the benefit of a roller shutter door for loading, air conditioning to the first floor together with LED lighting and cat v data cabling. Externally there are 7 parking spaces.

Location

Situated off of Ronsons Way within an estate of similar units, 1 mile north of St Albans City centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5	Miles
A1(M) (Junction 3)	5.5	Miles
M25 (Junction 21a)	5.5	Miles
M1 (Junction 9)	6.5	Miles
A414	4	Miles

Floor Area

The approximate net internal floor area is: -

Ground Floor	1,166 sq ft	108.33 sq m
First Floor	1,136 sq ft	105.54 sq m
Total	2,302 sq ft	213.87 sq m

Price

The freehold interest is available at a price of **£458,500** plus VAT.

Business Rates

From verbal enquiries the rateable value is £17,500 with rates payable of **£8,735** per annum.

EPC

Awaited

Viewings

Strictly by appointment via the sole agents.

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