

- Self contained ground floor modern office suite
- 1.5 miles north of St Albans City centre
- Air conditioned
- Full access raised floors
- Cat v data cabling
- Predominantly open plan but with glazed partitioned meeting room
- Male & female WCs including disabled
- 4 parking spaces

01727 843232

Matthew.bowen@argroup.co.uk

5 Parkway, Porters Wood, St Albans AL3 6PA

Ground Floor Office Suite

Approx. 925 sq ft (85.82 sq m)

To Let

www.argroup.co.uk

5 Parkway, Porters Wood, St Albans, AL3 6PA



Description

A ground floor self contained office within this modern development. The offices are open plan with a single glazed partitioned office/meeting room, raised floors with inset cat v cabling, air conditioning, kitchen and shared WCs. There are 4 parking spaces.

Location

Situated within Parkway on Porters Wood, 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

Energy Performance Rating

Rating C—72

IMPORTANCE 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. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Floor Area

The approximate net internal floor area is: -

Ground Floor	925 sq ft	85.82 sq m
--------------	-----------	------------

Rent

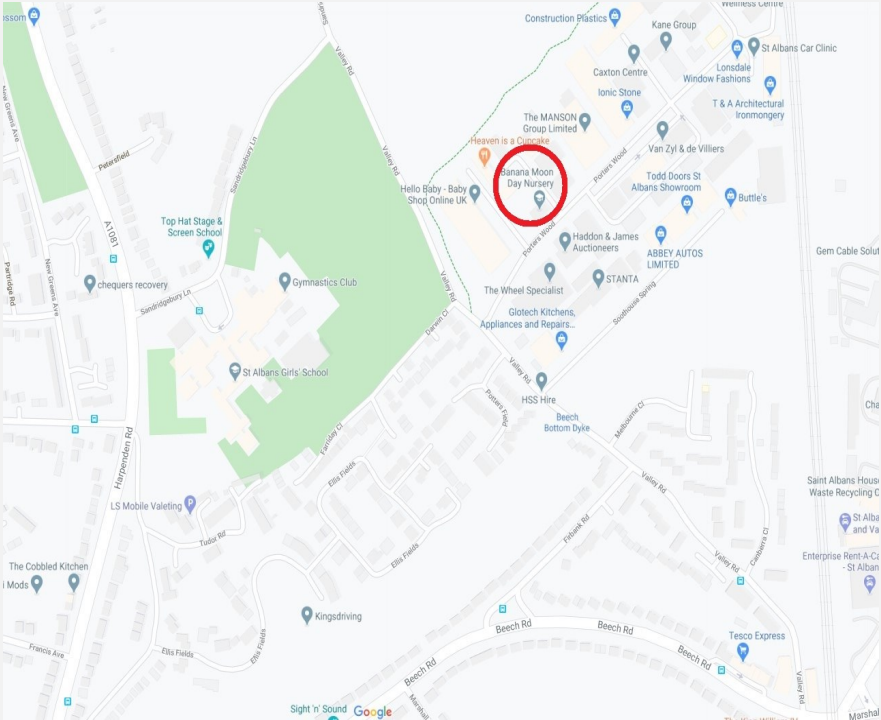
Available by way of a new lease for a term to be agreed at a quoted rent of **£16,650** plus VAT.

Business Rates

From verbal enquiries the rateable value is £12,250 with rates payable of **£6,100** per annum. The property qualifies for small business rates relief which could reduce the amount payable close to **£0** per annum.

Service/Estates Charge

There is a contribution payable towards the repair and maintenance of the common parts, building insurance and exterior repairs to the property of £2,155 per annum..



Viewings

Strictly by appointment via the sole agents.

01727 843232

Matthew.bowen@argroup.co.uk

