



- End of terraced light industrial/ hi tech unit
- Full height to approximately 50% of the ground floor
- Loading door 3.89m wide x 4.05m high
- Air conditioned
- Offices and storage to the remainder of the ground floor
- 5 Parking spaces plus additional visitor parking within estate
- First floor offices with excellent natural light
- Cat V data cabling

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Unit 7, The Caxton Centre, Porters Wood, St. Albans AL3 6XT

Light Industrial/Hi Tech Unit

Approx. 2,501 Sq Ft (232.34 Sq M)

For Sale

Unit 7, The Caxton Centre, Porters Wood, St. Albans, Hertfordshire, AL3 6XT



Description

A modern light industrial / hi tech unit with warehouse, workshop and offices to the ground floor together with WCs and kitchen. The first floor offices have excellent natural light and are air conditioned with cat V data cabling. There are 5 parking spaces.

Location

Situated within the Caxton Centre in 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

Floor Area

Ground Floor	1,560 Sq Ft	144.92 Sq M
First Floor	1,133 Sq Ft	105.26 Sq M
Additional Mezzanine Office	212 Sq Ft	19.69 Sq M
Total	2,501 Sq Ft	232.34 Sq M

Price

£450,000

Terms

Available to purchase by way of a long leasehold interest with 88 years remaining

Business Rates

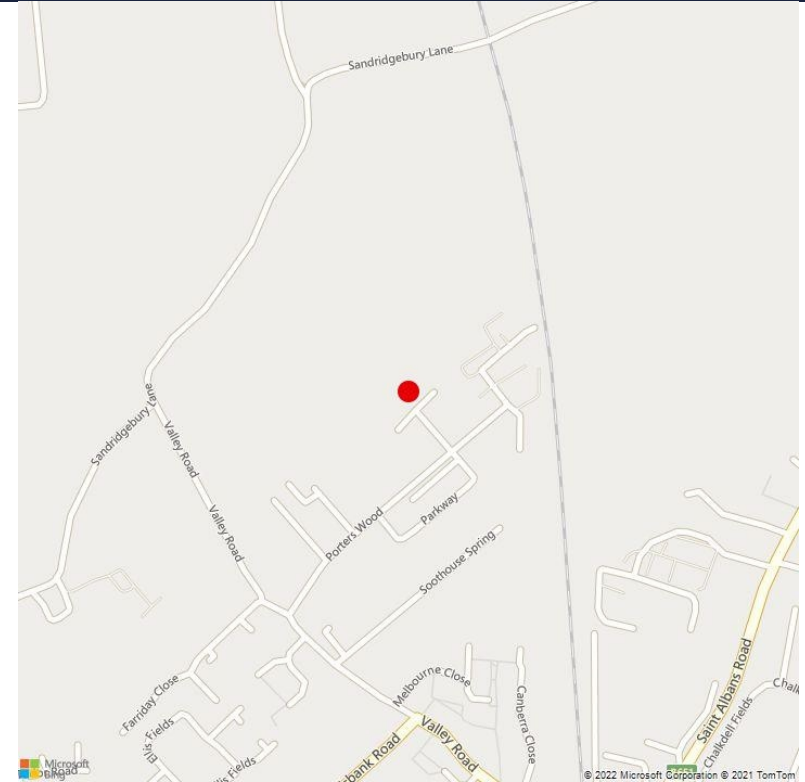
From verbal enquiries the rateable value from April 2023 will be £32,500 with rates payable of £16,217 per annum

VAT

All quoted prices are subject to VAT

Energy Performance Rating

Band C - 66



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety

Raffety 01727 843232

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www.argroup.co.uk



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