

**AITCHISON
RAFFETY**



- Excellent parking/yard
- Virtual freehold
- End of terrace unit
- Full security shutters
- Full height concertina loading door
- No VAT payable

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Unit 4, 184 St. Albans Road West, Hatfield, Herts, AL10 0TF

End of Terrace Industrial/warehousing Unit

Approx. 4,481 Sq Ft (416.28 Sq M)

For Sale

Unit 4, 184 St. Albans Road West, Hatfield, Herts, AL10 0TF

Description

The premises comprise an end of terrace industrial/warehousing unit with a full height loading door to the rear and minimum eaves height of 5.4m.

The front of the unit has a more office appearance and comprises a ground floor reception and meeting room with first floor main office area. Male and female WCs and kitchen are included. The unit benefits from excellent parking and yard to the rear with 10 marked spaces but ample scope for double parking.

Location

The property is situated in St Albans Road West, just to the south of the main town centre of Hatfield and within easy walking distance of both the town centre and Galleria Shopping Centre.

The A1(M) is approximately 2 minutes drive away.

Floor Area

Ground Floor - Industrial/Office/WC	3,301 Sq Ft	306.66 Sq M
First Floor - Office	1,180 Sq Ft	109.62 Sq M
Total	4,481 Sq Ft	416.28 Sq M



Office



Warehouse



Rear Loading



Car Parking/Yard

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Price
£795,000

Tenure

The premises are held by way of a 999 year lease from 2002 at a fixed rent of £1 per annum if demanded, together with a quarter share in the freehold of the four units making up this short terrace.

Business Rates

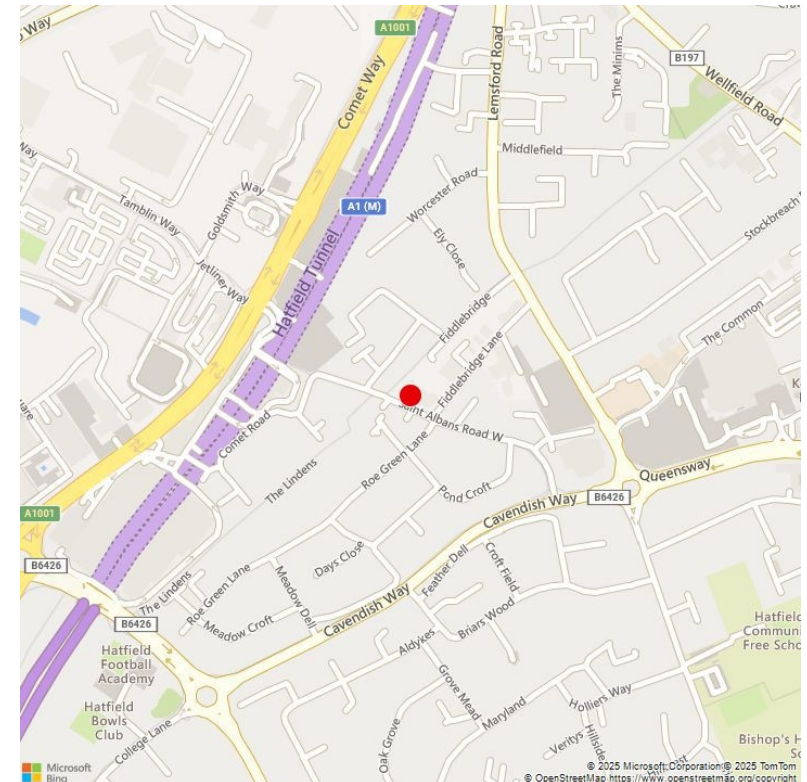
From our enquiries we understand that the current rateable value is £42,000 with rates payable in the order of £20,958 per annum.

VAT

It is understood that VAT is not payable in respect of this transaction.

Asbestos

An asbestos report is available showing no asbestos within the main structure but a small amount within the floor tiles.



Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk or Joe Richardson, 01727 843232, joe.richardson@argroup.co.uk

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