



- Mid terraced light industrial/hi-tech unit
- WCs and kitchen
- 1st floor mezzanine office
- Strong commercial location on established estate
- Suitable for a variety of occupiers
- 4 parking spaces plus additional visitor parking within estate
- Long leasehold - 87 years remaining
- £450,000

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

Light Industrial/ Hi tech Unit

Approx. 3,120 Sq Ft (289.85 Sq M)

For Sale

Unit 6, 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. There are 4 parking spaces externally plus additional parking elsewhere on the estate for visitors.

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 Warehouse	1,560 Sq Ft	144.92 Sq M
Office Mezanine	1,560 Sq Ft	144.92 Sq M
Total	3,120 Sq Ft	289.85 Sq M

Price

£450,000 with vacant possession

Terms

Available to purchase by way of a long leasehold interest with 87 years remaining at a peppercorn rent.

Business Rates

From online enquiries, we understand the current rateable value is £20,000 with rates payable in the order of £9,800 per annum.

VAT

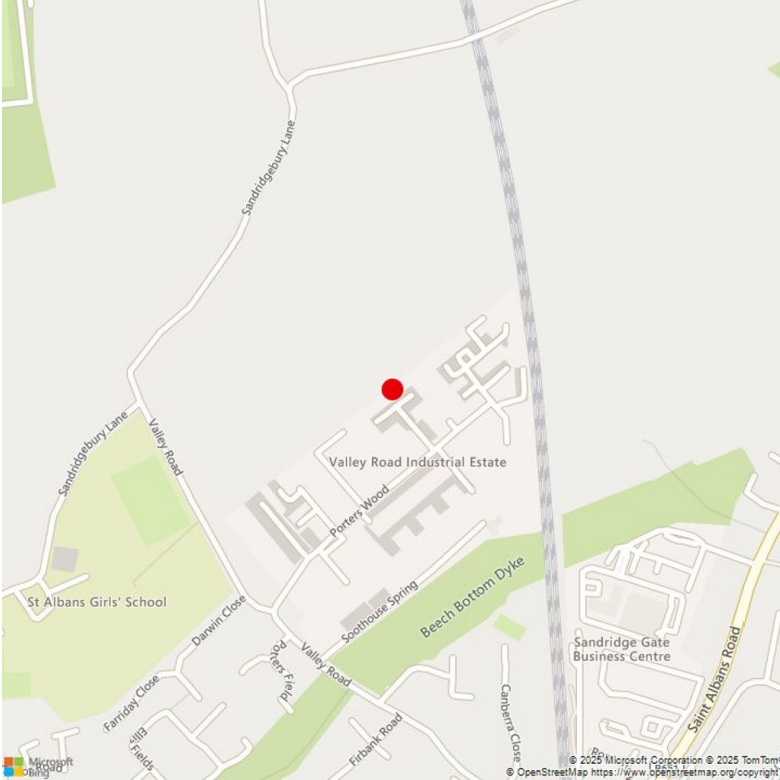
We understand that the property is not subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents **Aitchison Raffety**

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AITCHISON RAFFETY

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