



- Spacious open plan office area
- Separate meeting room/ office
- Period features throughout, in a 400-year-old traditional building
- Alarmed entry for secure access
- Adjacent grassed area with open farmland views
- Private gated parking for up to 6 vehicles

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Popefield Farm, Hatfield Road, Smallford, St. Albans, Herts AL4 0HW

Character office with excellent parking

Approx. 1,131 Sq Ft (105.07 Sq M)

To Let

Popefield Farm, Hatfield Road, Smallford, St. Albans, Hertfordshire, AL4 0HW

Description

This office suite offers a practical and characterful workspace within Popefield Farm which is a mixed residential and commercial dwelling and is surrounded by farmland. "Popefield" is at least 400 years old (Elizabethan/Jacobean) and is Grade II listed.

The suite includes a large open-plan office area, a separate meeting room, and a kitchenette. Original period features remain throughout.

The property has an alarmed entry system and a grassed area with farmland views, suitable for staff seating. To the rear, there is a gated, gravelled parking area with space for six cars.

Location

Popefield Farm is located in a semi-rural location on the outskirts of St Albans, reached by a shared private drive off Hatfield Road.

The location offers excellent transport links to major rail and road networks including the A1 (Junction 3) (2 miles) and M25 (Junction 22) (4 miles).



Office Suite



Parking



Meeting Room



Office Suite

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Kitchenette



Garden Land

Floor Area

Main Office	899.67 Sq Ft	83.58 Sq M
Meeting Room	111.11 Sq Ft	10.32 Sq M
Server Room	38.69 Sq Ft	3.59 Sq M
Kitchen	82.15 Sq Ft	7.63 Sq M
Total	1,131 Sq Ft	105.07 Sq M

Rent

£32,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £20,000 with rates payable in the order of £ £9,980 per annum.

VAT

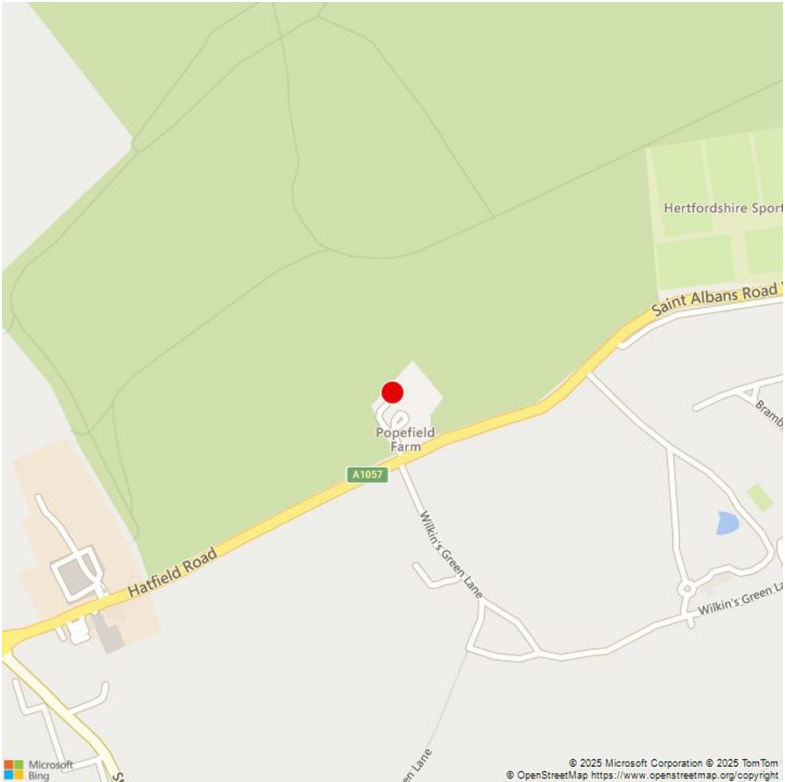
This property is subject to VAT.

Energy Performance Rating

E-112

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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