



- Multiple office suites which can be let individually or combined
- Excellent natural light
- Shared WC & kitchen facilities
- Entry phone
- Gas central heating
- Flexible lease terms available (minimum 12 months)
- Parking available

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2 Place Farm, Wheathampstead, St. Albans, Hertfordshire, AL4 8SB

Semi serviced office suites

Approx. 90- 537 Sq Ft (8.4 - 49.89 Sq M)

To Let

Place Farm, Wheathampstead, St. Albans, Hertfordshire, AL4 8SB



Description

Multiple office suites which can be let individually or combined. They are modern offices which have been divided to create semi serviced offices with shared kitchen and WCs. The rooms benefit from excellent natural light, suspended ceilings with cat II lighting and gas central heating.

Externally there are demised parking spaces for the suites and landscaped gardens for the use of the occupiers. Also public carpark nearby located behind Miller and Carter Wheathampstead

- Suite 3 - No parking
- Suite 5.5 - 1 parking space
- Suite 15.2 - 1 parking space
- Suite 7 & 8 - 2 parking spaces

Location

The premises are situated in Wheathampstead village centre accessed off of Station Road. Wheathampstead is conveniently situated :-
Harpenden 3.5 miles
Welwyn Garden City 4.5 miles
St Albans 5 miles
A1 (M) Junction 3 4 miles

Rent

Suite	Sq. Ft	Rent (PA)
Suite 3	90.40	£4,200
Suite 5.5	140.25	£4,950
Suite 15.2	208.50	£6,950
Suite 7 & 8	537.00	£17,000

Terms

Available on a lease for a minimum term of 12 months.

VAT

This property is subject to VAT.

Energy Performance Rating

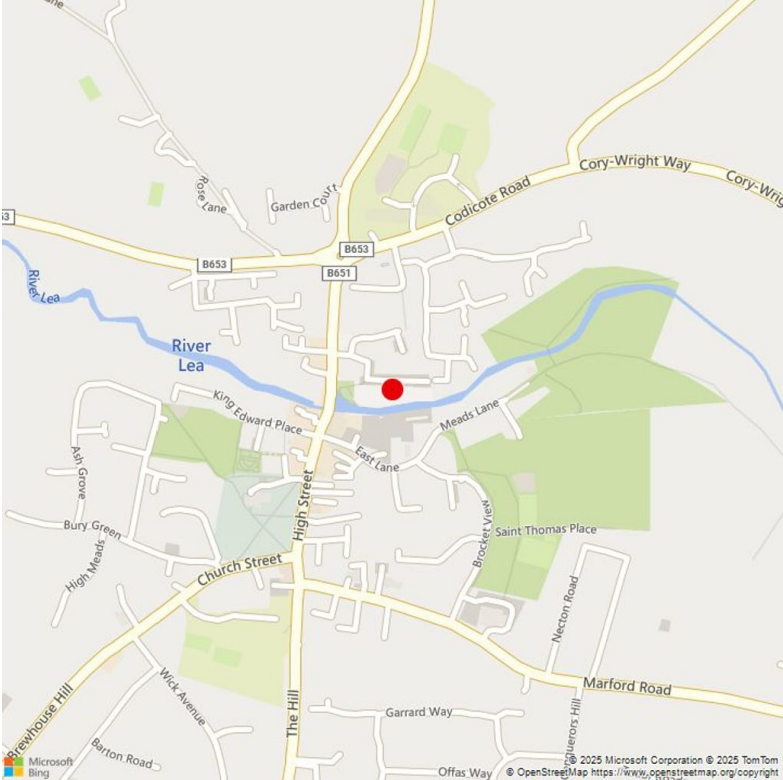
Awaited

Service Charge

The rent is inclusive of utilities/services (other than telecoms) and external and common part repairs and maintenance.

Legal Costs

Each party will be responsible for their own legal costs



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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