



ATTRACTIVE AND UNUSUAL OFFICE INVESTMENT OPPORTUNITY

HIGH QUALITY BUILDING IN A MODERN DEVELOPMENT
1,780 SQ FT

Price: £447,500 + VAT

4A Porters Wood
St. Albans
Hertfordshire
AL3 6PA

- Let on 2 leases producing £30,562.20 p.a
- Rent growth pattern
- Asset management opportunities
- C EPC Rating
- 3 parking spaces per floor

4A PORTERS WOOD, ST. ALBANS, HERTFORDSHIRE, AL3 6PA

Location

The property is located in the Porters Wood commercial area which is on the Harpenden side of St. Albans. Access from Beach Avenue the St. Albans ring road system.

The cathedral town of St Albans is an extremely popular commercial location. Communications are superb being within close proximity to junctions of M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx. 21 minutes) and via Thameslink to Gatwick and the south coast.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible.

Accommodation

This is part of a very attractive modern two-storey campus office development comprising 34 individual buildings and suites built in a modern prestigious architectural style.

The whole development sits in an attractive landscape site. There are communal toilets on each floor.

The building which forms part of a larger block comprises two open-plan office suites on ground and first floor.

Features include:

- * Fully accessible raised floors.
- * VRV air-conditioning.
- * Recessed fluorescent lighting.
- * Double-glazing and carpeting.
- * Kitchenette.

Floor Areas (approx. NIA)	Sq Ft
Ground Floor	890
First Floor	890
TOTAL	1,780
Car Parking Spaces	6

Tenure

The property is for sale on a freehold basis subject to the occupational leases referred to.

Guide price £447,500 + VAT.

Business Rates

Ground floor £15,250

First Floor £15,000

Legal Costs

Each party to cover their own legal costs.

EPC

TBC

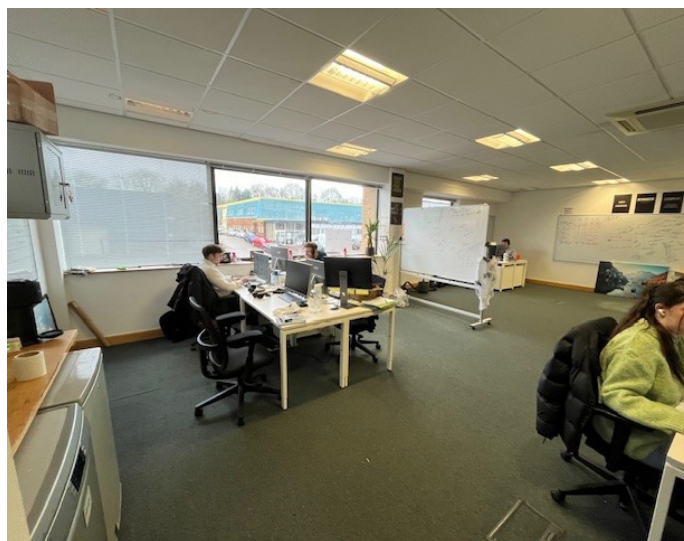
Other Information

The ground floor is let to DCIB Limited on a term expiring 21 October 2031. The first floor is let to M&R Insights on a term expiring 28 July 2027. The outline of both leases is behind.

A credit report for both companies are available on request.

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.



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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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