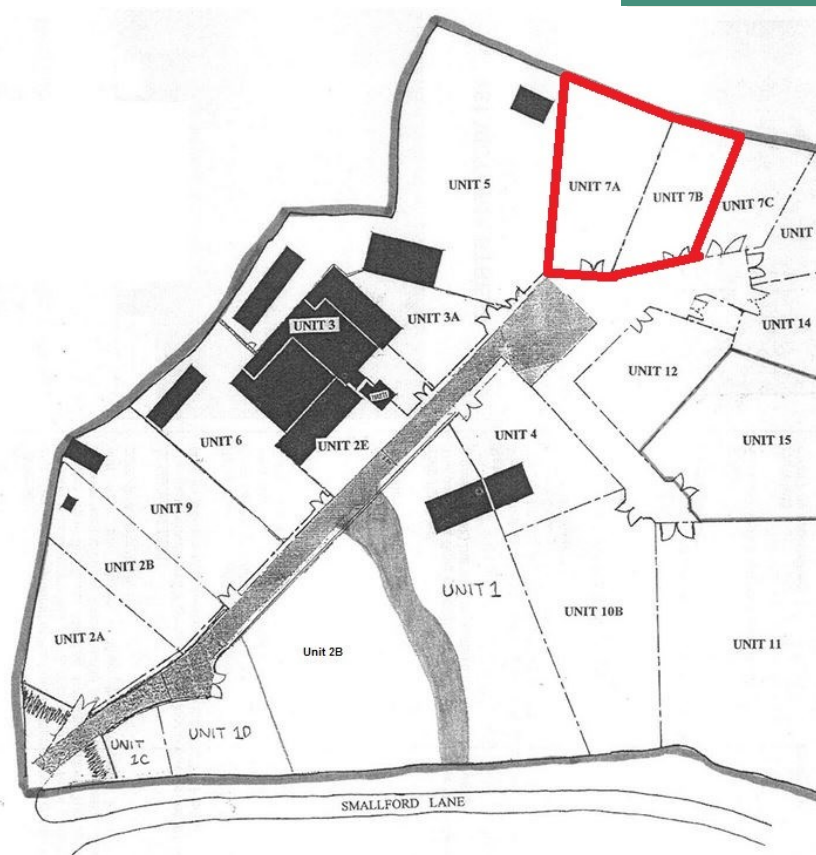


Open Yard

9,600 sq ft—20,160 sq ft  
(891.85 sq m—1,872.89 sq m)

**AITCHISON**  
**RAFFETY**



Yards 7A & 7B Smallford Works, Smallford Lane,

# To Let

- Ability to take yards separately or combined
- Secure patrolled site
- Communal WC facilities
- Within 250 metres of A414
- A1(M) junction 3, 1.2 miles
- Hatfield 2 miles



**RICS**



INVESTORS IN PEOPLE



T: 01727 843232

Email: [matthew.bowen@argroup.co.uk](mailto:matthew.bowen@argroup.co.uk)

[www.argroup.co.uk](http://www.argroup.co.uk)

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

7A & 7B Smallford Works  
Smallford Lane  
St Albans  
Hertfordshire  
AL4 0SA

## Floor Area

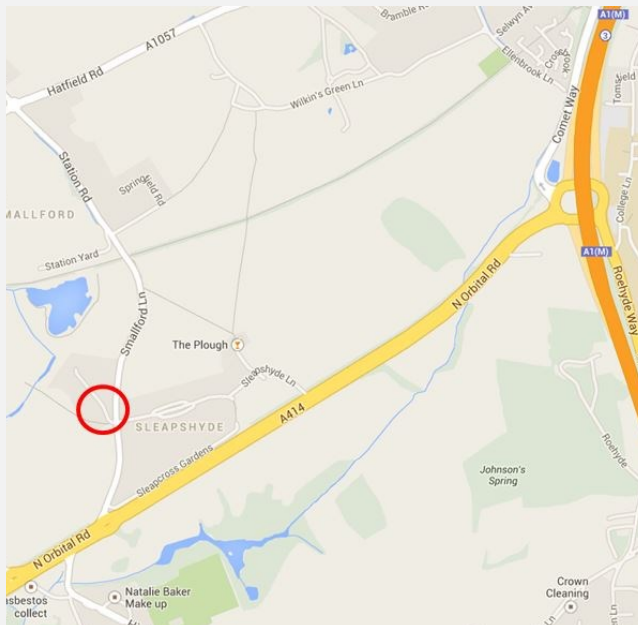
The approximate site areas are as follows:

7A	10,560 ft <sup>2</sup>	891.85 m <sup>2</sup>
7B	9,600 ft <sup>2</sup>	981.04m <sup>2</sup>
Total	20,160 ft <sup>2</sup>	1,872.89m <sup>2</sup>

A414	0.25 Miles
A1(M) (Junction 3)	1.2 Miles
M25 (Junction 23)	6.1 Miles
M1 (Junction 6)	9 Miles
Hatfield	2.5 Miles
St Albans	4.1 Miles

## Viewings

Strictly by appointment



## Terms

The premises are available by means of a new lease, flexible terms are available subject to a landlord break option exercisable on 12 month's notice.

## Rent

Yard 7A	£31,680 per annum exclusive
Yard 7B	£28,800 per annum exclusive
Total	£60,480 per annum exclusive

## Business Rates

We understand the rateable values need to be reassessed but indicative likely rates payable are in the order of:

Yard 7A	£9,500 per annum
Yard 7B	£10,500 per annum

## Service Charge

A service charge is levied on the estate together with insurance which currently equates to:

Yard 7A	£1,128 per annum
Yard 7B	£1,006 per annum

## Use Restrictions

There is a prohibition against any movements of vehicles in excess of 7 tonnes between 7pm and 7am.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

VAT is payable on this transaction.

### IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.