



**Lambert
Smith
Hampton**

01727 834234
www.lsh.co.uk

To Let/For Sale

Office Property

Modern out-of-town office

5a Parkway, Porters Wood, St Albans, Hertfordshire, AL3 6PA



- 1,766 Sq Ft (164 Sq M)
- Immediate occupation
- Modern specification
- 7 on-site car spaces

Lambert Smith Hampton

45 Grosvenor Road, St Albans, Hertfordshire AL1 3AW T +44 (0)1727 834 234

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Location



St Albans is a cathedral city and busy commercial centre with a population of approximately 81,000. Located approximately 22 miles to the north of central London, the city has excellent road communications. The M1 being four miles to the west, the A1M three miles to the east, and the M25 three miles to the south. The mainline rail station provides a fast regular service to London St Pancras and the Abbey Station a local service to Watford and beyond. The property is situated on Porters Wood, part of the Valley Road business area approximately one mile to the north of the city centre.

Description

The property comprises a self-contained two storey office building, built as part of the Cedar Court development in the early 2000s.

- Comfort cooling
- Suspended ceilings with recessed category ii lighting
- Fully accessible raised floors
- Double glazed windows
- Shared toilet facilities
- Seven on-site car parking spaces

Accommodation

The accommodation has been measured on a net internal floor area basis to comprise:

Floor Area	Sq ft	Sq m
Ground	910	84.5
First	856	79.5
Total	1,766	164

VAT

VAT is payable on all payments that become due on the property.

Legal Costs

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

Business Rates

We have made web based enquiries and the rateable values are: ground floor £16,000; first floor £15,000.

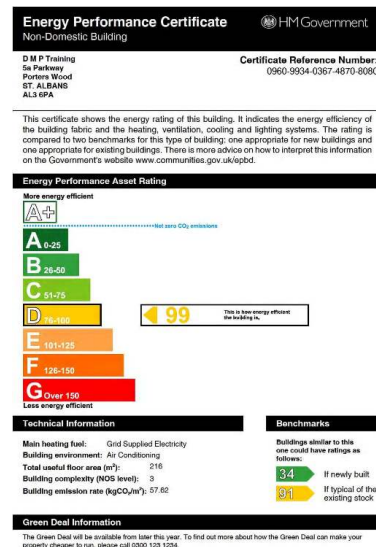
For further information please contact St Albans City and District Rating Department on 01727 866100.

Terms

The office building is available freehold with full vacant possession at a quoting price of £295,000.

The property is also available to let as a whole, or on a floor-by-floor basis at a quoting rent of £15 per sq ft.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ian Partridge
Lambert Smith Hampton
01727 896217
ipartridge@lsh.co.uk

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