

Davies

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14 Alban Park St Albans AL4 0JJ

For Sale Freehold

Smart Modern Self-Contained 2-Storey Business Building

2,958 Sq Ft (GIA) Approx.

- Campus location
- Loading facility
- Well presented



D8450.3
I19-9

14 Alban Park

Hatfield Road, St Albans AL4 0JJ

LOCATION

St Albans is a prime sought-after business and residential location superbly located 22 miles north of Central London.

It is located between the M1 and A1(M) with access to junctions 22 and 23 of the M25.

St Albans station provides a fast electrified service to London St Pancras. Hatfield Station is also easily accessible.

LOCATION

The property is located in a major business centre known as Alban Park which is located on the eastern side of the town. This is very easily accessible to the M25, A414 and A1(M) and for access to Hatfield.

It backs onto a leafy area and the Alban Way cycle way linking St Albans and Hatfield.

DESCRIPTION

An individual two-storey business building.

The property could be fully utilised as offices but at the present time the ground floor is a service / warehouse area with a side access door.

The first floor is fully finished as high specification open plan offices.

Features include:

- Refurbished entrance and first floor offices
- Flexible open plan layout
- Gas fired central heating
- Double glazing
- New suspended ceilings upstairs with LED lighting
- New carpets and decorations to office areas
- A range of facilities including kitchen, intruder alarm, perimeter trunking.

APPROXIMATE (GIA) FLOOR AREAS

| | |
|--------------|--------------------|
| Ground Floor | 1,453 Sq Ft |
| First Floor | 1,442 Sq Ft |
| Total | 2,958 Sq Ft |

CAR PARKING

There are 5 allocated parking spaces plus a side area in front of the loading door.

TERMS

For sale freehold with vacant possession.

Price £795,000 plus VAT

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £24,000.

Amount payable 49.9% p.a. up to 31/03/2023.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Mike Davies m.davies@davies.uk.com or Daniel Hiller d.hiller@davies.uk.com or telephone 01707 274237.

NOTES:

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.

Energy Performance Certificate: Category: C (70)

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.