

1 Spring Valley Business Centre St Albans AL3 6PD

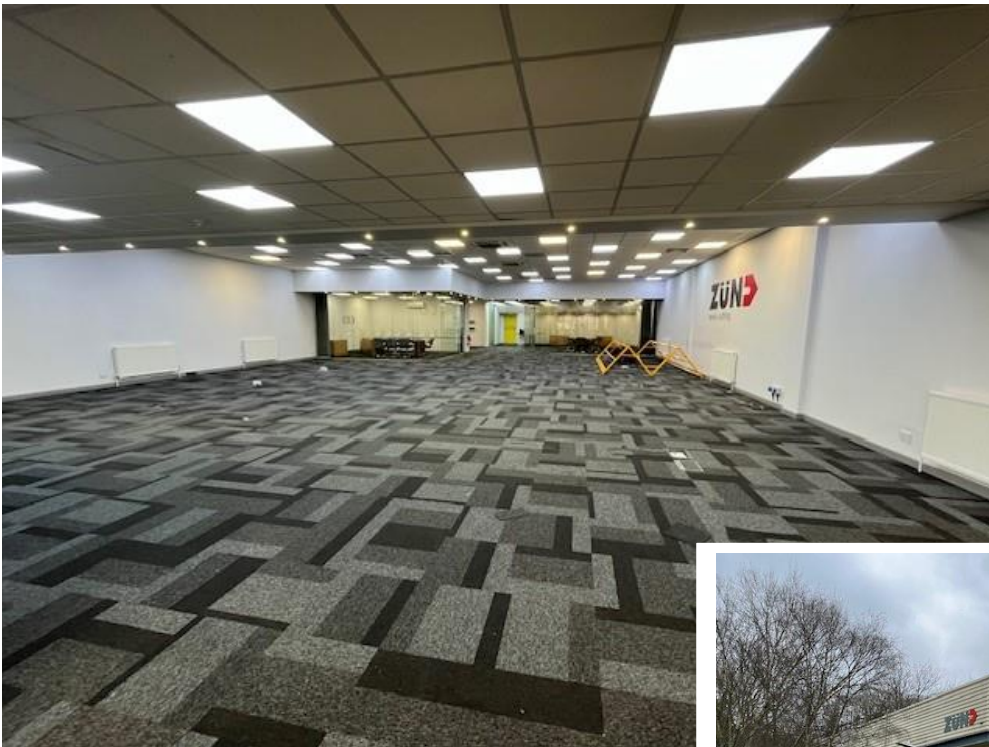
For Sale Freehold or To Let

Exceptionally Fitted Out Business Building

15,674 Sq Ft (GIA) Approx.

(inc 2,438 Sq Ft. Superb Mezzanine Showroom / Office / Production Space)

- Outstanding internal fit out
- Very rare opportunity to purchase in St Albans
- Prominent modern building



1 Spring Valley Business Centre Porters Wood, St Albans, AL3 6PD

LOCATION

The charismatic cathedral town of St Albans is a prime business and residential location superbly located 22 miles north of Central London.

It is between the M1 and A1(M) linked by the A414 offering easy access to junctions 21, 22 and 23 of the M25.

St Albans station provides a fast electrified service to London Kings Cross / St Pancras.

Harpenden, Radlett, Hemel Hempstead and Hatfield / Welwyn Garden City are conveniently close.

DESCRIPTION

The property is in a very prominent position facing on the entrance to Porters Wood industrial area.

It is constructed of steel portal frame with attractive brick clad and glazed elevations and has a covered loading area.

FEATURES

- Smart Appearance
- Modern Construction
- 30 Parking Spaces
- 5m Minimum eaves rising to 8m
- Full size loading.
- Air-conditioning to office areas
- Alternative Configurations Possible
- Ground Floor Clear Headroom 2.7m

Although the property is being marketed in its current configuration there are a number of other configurations possible with the potential to plan a more open plan warehousing layout.

APPROX. (GROSS) INTERNAL FLOOR AREAS

Ground Warehouse	4,698 Sq Ft	
Ground Office	4,075 Sq Ft	
1 st Flr Offices	<u>4,463</u> Sq Ft	
Total		13,236 Sq Ft
Small Mezzanine Floor	373 Sq Ft	
Open Mezzanine Floor	<u>2,065</u> Sq Ft	<u>2,438</u> Sq Ft
Overall Total		15,674 Sq Ft

TERMS

For sale freehold with vacant possession.

Price £2,750,000

Or available to let on a new lease for a term to be agreed.

Rent - £175,000 per annum.

On a lease in addition to the rent the tenant will be responsible for the payment of utilities, estate service charges, and reimbursing the landlords building and third-party liability insurance premium in the usual way.

VAT

The property is elected for VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £152,000. Amount payable 51.2% for the y/e 31/03/2025.

AVAILABILITY

Immediately on completion of legal formalities.

INSPECTION AND FURTHER INFORMATION

For further information please contact

Clay Davies (c.davies@davies.uk.com) or
Daniel Hiller (d.hiller@davies.uk.com) or
Mike Davies (m.davies@davies.uk.com) or
Telephone 01707 274237

NOTES:

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

Energy Performance Certificate: D (86)

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.

