

FOR SALE/TO LET
INDUSTRIAL/OFFICE

GRAHAM
SIBBALD



**Unit 11 The Caxton Centre, Porters
Wood, St. Albans, Herts, AL3 6XT**

- End terraced hi tech unit with first floor mezzanine office
- Strong commercial location on established estate
- Eleven parking spaces plus additional visitor parking within estate
- Suitable for a variety of occupiers

LOCATION

Situated within the Caxton Centre in Porters Wood, 1 mile north of St Albans City centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5 Miles
A1(M) (Junction 3)	5.5 Miles
M25 (Junction 21a)	5.5 Miles
M1 (Junction 9)	6.5 Miles
A414	4 Miles



DESCRIPTION

A modern end-of-terrace high-tech unit, recently refurbished to a good standard, offering a mix of office and storage accommodation across ground and first floors.

At ground level, double doors open into a bright office space, there is a separate pedestrian entrance for added convenience. To the rear, a fitted storage area, additional office and dedicated meeting room. This floor also includes a kitchenette and two WCs. The first floor is fully configured as office space.

Externally, the property benefits from generous on-site parking, with capacity for up to eleven vehicles.

QUOTING RENT

£48,950 Per Annum

QUOTING PRICE

£595,000

ACCOMMODATION

Ground Floor	1,791 Sq Ft	166.38 Sq M
First Floor	1,765 Sq Ft	163.97 Sq M
Total	3,556 Sq Ft	330.35 Sq M



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

B-50

TENURE

Available to purchase by way of a long leasehold interest with 87 years remaining at a price of £649,500 plus VAT.

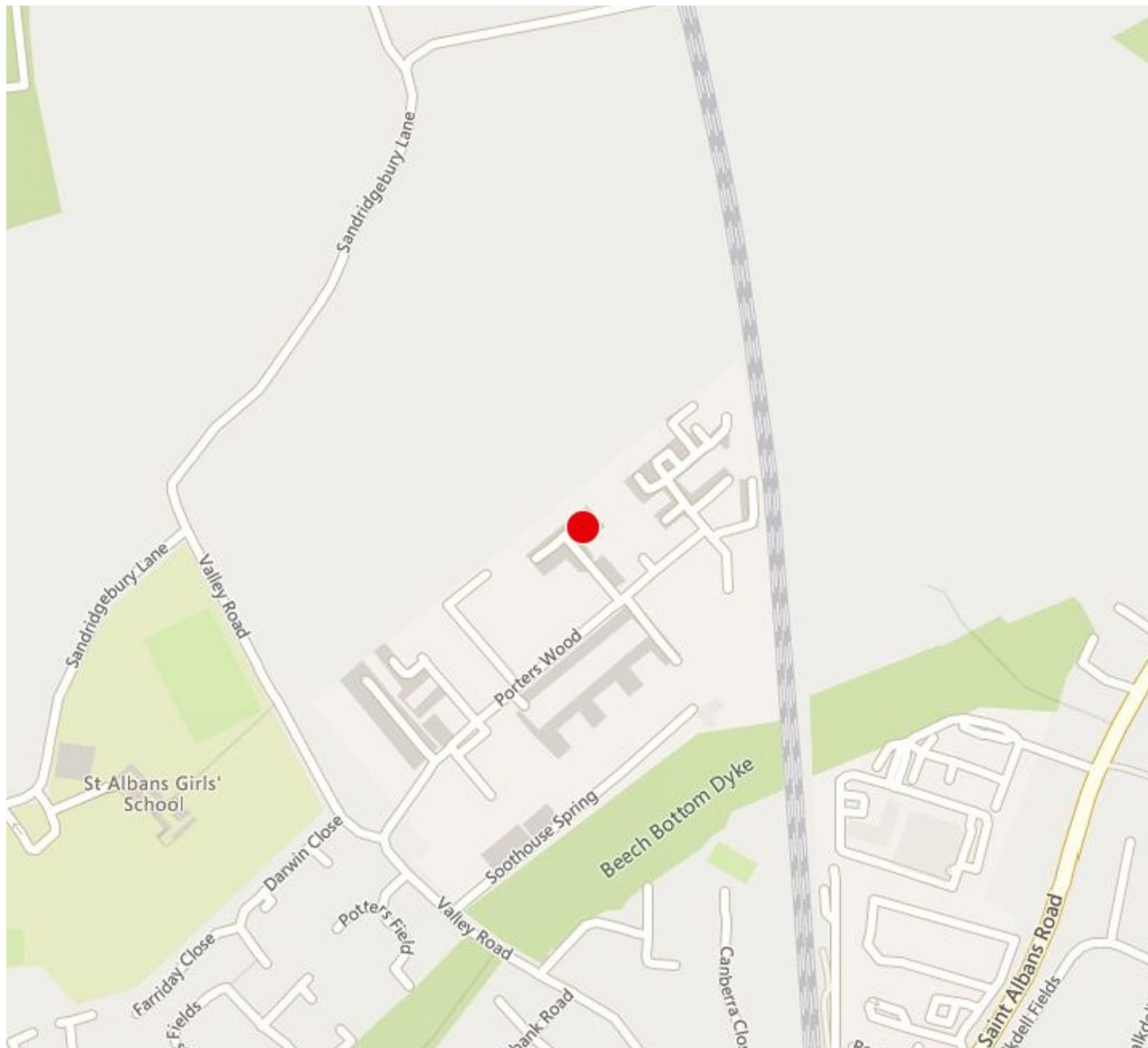
Available to rent on a new sub lease at terms to be agreed

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

RATEABLE VALUE

From online enquiries we understand the rateable value is £53,000 with rates payable in the region of £25,440 per annum



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

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