

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Riverside House, 1 Place Farm,
Wheathampstead, St. Albans,
Hertfordshire, AL4 8SB**

- Multiple office suites which can be let individually or combined
- Excellent natural light
- Shared WC & kitchen facilities
- Gas central heating

LOCATION

The premises are situated in Wheathampstead village centre accessed off of Station Road. Wheathampstead is conveniently situated :-

Harpenden	3.5 miles
Welwyn Garden City	4.5 miles
St Albans	5 miles
A1 (M) Junction	3 4 miles



DESCRIPTION

Multiple office suites which can be let individually or combined. They are modern offices and on the first floor of this attractive building which has been divided to create semi serviced offices with shared kitchen and WCs. The rooms benefit from excellent natural light, suspended ceilings with cat II lighting and gas central heating. Externally there are demised parking spaces for the suites and landscaped gardens for the use of the occupiers.

Suite 3 - no parking space
Suite 15.2 - 1 parking space
Suite 7 - 1 parking Space
Suite 8 - 1 parking space

QUOTING RENT

Suite 3 - £4,200 per annum
Suite 15.2 -£6,950 per annum
Suite 7 -£6,000 per annum
Suite 8 -£11,000 per annum

ACCOMMODATION

Suite 3	90.4 Sq Ft	8.4 Sq M
Suite 15.2	208.5 Sq Ft	19.37 Sq M
Suite 7	182 Sq Ft	16.91 Sq M
Suite 8	355 Sq Ft	32.98 Sq M
Total	537 Sq Ft	49.89 Sq M

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Band E - 103

TENURE

Available on a lease for a minimum term of 12 months.

SERVICE CHARGE

The rent is inclusive of utilities/services (other than telecoms) and external and common part repairs and maintenance.

LEGAL COSTS

Each party will be responsible for their own legal costs

To arrange a viewing please contact:



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Date published: 10-Sep-2026

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