7 Porters Wood

St. Albans, AL3 6HU

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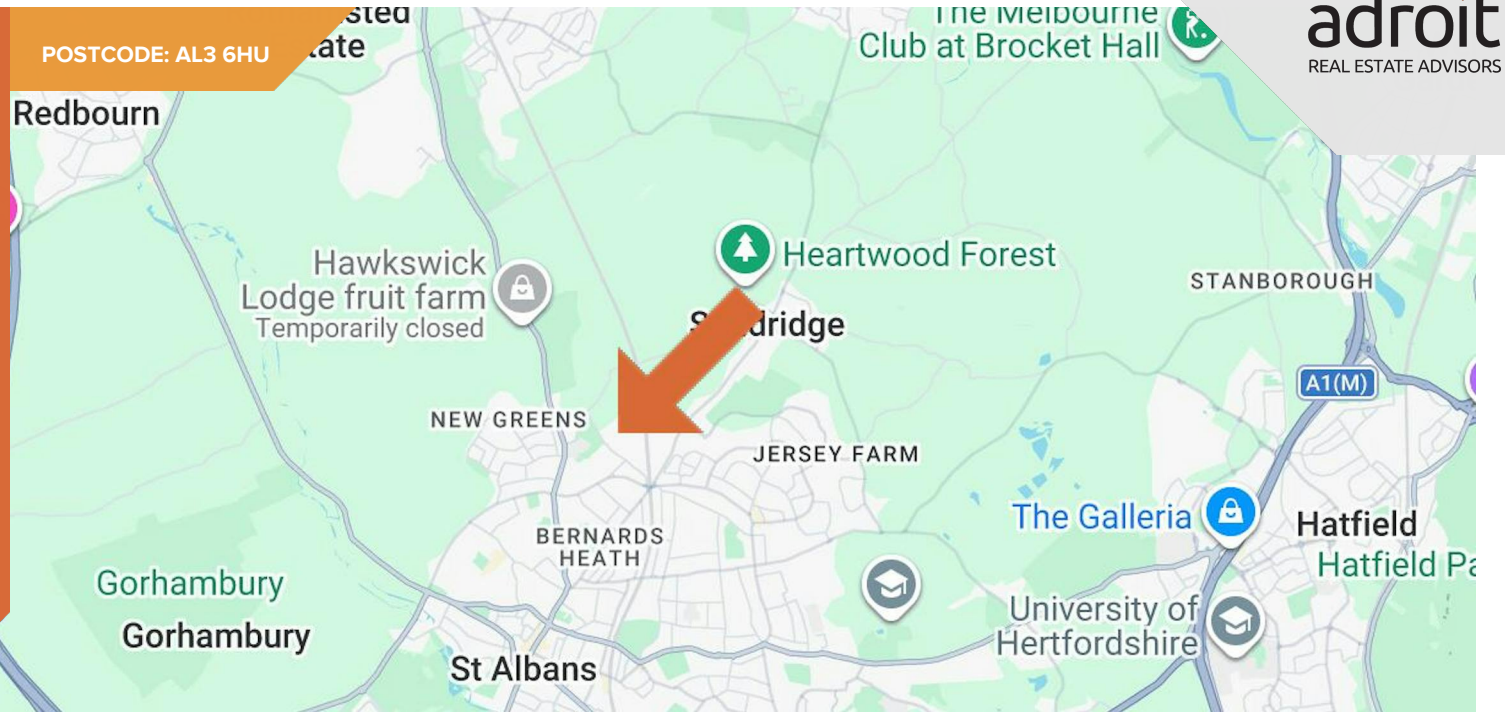
FOR SALE

5,248 sq ft (487.56 sq m)

- Comprehensively refurbished and extended in 2023
- Secure self contained site of 0.37 acres
- Good quality air conditioned offices
- Workshop and storage space with 4.14m eaves
- 3 phase power
- Minimum of 13 car parking spaces



Description

A unique opportunity to acquire freehold detached workshop, storage and office premises on a secure self contained site of 0.37 acres, comprehensively refurbished and extended in 2023.

Location

Situated in a prominent location at the junction of Long Spring with Porters Wood in one of the main employment areas of St Albans, north of the city centre.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Main Building	4,433	411.84
Ground - Storage Building	815	75.72
Total	**5,248**	**487.56**

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Tenure

For Sale offering a Freehold

EPC

C (69)

Availability

Further information is available upon request.

Price

£1,200,000

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £77,500
based on the 2026 valuation

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors

Lloyd Spencer
T: 01582 320009
M: 07768 480937
lspencer@adroitrealestate.co.uk

Mark Gill
T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk

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adroitrealestate.co.uk

www.adroitrealestate.co.uk

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