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7 PORTERS WOOD

ST. ALBANS, AL3 6HU



FOR SALE

Freehold workshop, office and storage premises

5,248 SQ FT

0.37 ACRE SITE

PROMINANT CORNER POSITION

7

SPECIFICATION & AMENITIES

- Refurbished and extended in 2023
- Secure 0.37 acre site
- Good quality air conditioned offices
- 3 phase power
- Minimum 13 parking spaces



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.





POSTCODE:

AL3 6HU

WHAT3WORDS:

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	MILES
ST ALBANS TOWN CENTRE	1.8
ST ALBANS CITY STATION	2
ST ALBANS ABBEY STATION	2.3
M25 (J22)	5
M25 (J21A)	5.4
M1 (J6)	6
LUTON AIRPORT	10
CENTRAL LONDON	35
LONDON STANSTED AIRPORT	42

Source Google Maps

ST ALBANS CITY STATION	5 MINS HARPENDEN	15 MINS NEW BARNET	16 MINS WATFORD JUNCTION	18 MINS **LONDON ST PANCRAS**	28 MINS FARRINGDON Crossrail, Underground	74 MINS GATWICK AIRPORT

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.

ACCOMMODATION

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

Name	Sq ft	Sq m
Main Building	4,433	411.84
Storage Building	815	75.72
Total	5,248	487.56



7 PORTERS WOOD, ST. ALBANS, AL3 6HU







VIEW ONLINE GALLERY HERE



7 PORTERS WOOD, ST. ALBANS, AL3 6HU



TENURE

For sale freehold with vacant possession.

PRICE

Upon application.

RATEABLE VALUE

£77,500 based on the 2026 valuation.

EPC

C (69).

LEGAL COSTS

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



VIEWINGS

Viewing strictly by prior appointment via the sole agents:

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