



**MODERN FULLY-FITTED SELF-CONTAINED OFFICES**  
**1,639 SQ FT (NIA) APPROX.**

**Rent: £19,750 p.a.**

**First Floor Suite**

**Riverdale House  
Wheathampstead  
Hertfordshire  
AL4 8BB**

- Attractive Village Setting
- Close To All Amenities
- Convenient to Harpenden, St. Albans and Welwyn Garden City
- 8 Parking Spaces
- EV Chargers
- Recently Refurbished

LOCATION

Wheathampstead is in an attractive village located adjoining the River Lea approximately midway between Harpenden, St Albans, Hatfield and Welwyn Garden City and so is easily accessible. It has an attractive individual identity and is surrounded by pleasant countryside.

This is a small retail centre with all day-to-day needs including a Tesco Express. There is free parking in and around the village.

ACCOMMODATION

A well-fitted first floor office suite with a dedicated pedestrian entrance from the High Street and 8 allocated parking spaces to the rear.

The property forms part of a small mixed-use development, with a range of retail units at ground floor level, including a Tesco Metro store.

The office provides a predominantly open-plan rectangular workspace with windows to both the front and rear, providing good natural light. The suite also benefits from separate male and female WCs, a kitchen, comms room and two private offices.

The accommodation has been fitted out to a high standard and includes:

- \* 8 allocated parking spaces
- \* New carpets and decoration
- \* Gas-fired central heating
- \* Part air-conditioning
- \* UPVC double-glazed windows
- \* Dedicated pedestrian entrance
- \* Rear parking
- \* Comms room
- \* Two private offices
- \* Kitchen and separate male and female WCs

| FLOOR AREAS (approx. NIA) | Sq Ft |
|---------------------------|-------|
| TOTAL                     | 1,639 |
| Car Parking Spaces        | 8     |

TERMS

The property is available to let on a new lease for a flexible term to be agreed.

Highly competitive rent of only £19,750 per annum.

SERVICE CHARGE

There will be a service charge for costs which are shared in connection with the maintenance of the common parts and exterior. The cost for the current year is £3,000.

BUSINESS RATES

Please refer to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) for further information. The property has an indicated Rateable Value of £34,000. The rates payable for the year ending 31 March 2027 are calculated at 43.2% of the Rateable Value. The assessment is currently being challenged with a view to establishing whether the Rateable Value can be reduced.

EPC  
E (124).



For further information / viewing please contact Davies Hiller on 01707 274237

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