Davies
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St. Albans
Industrial
FOR SALE

MODERN INDUSTRIAL BUILDING WITH SMALL OFFICES
4,800 SQ FT

Price: £1,250,000 + VAT

Unit 3
Beech Industrial Centre
Porters Wood
St. Albans
Hertfordshire
AL3 6PQ

- Prominent Position
- Level Loading
- LED Lighting
- 3 Phase Power Supply
- Dedicated Parking Spaces

Ref I7-12

UNIT 3, BEECH INDUSTRIAL CENTRE, PORTERS WOOD, ST. ALBANS, HERTFORDSHIRE, AL3 6PQ

Location
The charismatic cathedral town of St Albans is a prime business and residential location superbly located 22 miles north of Central London.

It is between the M1 and A1(M) linked by the A414 offering easy access to junctions 21, 22 and 23 of the M25.

St Albans station provides a fast electrified service to London Kings Cross / St Pancras.

Harpenden, Radlett, Hemel Hempstead and Hatfield / Welwyn Garden City are conveniently close.

Accommodation
The property is prominently located at the entrance to the Porters Wood industrial area.

The space benefits from LED lighting and a dedicated office with kitchenette.

To the rear of the property there is a small external area which could be used for storage or external plant.

The property currently presents with a number of the former tenants materials and fixtures and fittings still in place. These are in the process of being removed.

The property has a full length run of skylights giving excellent natural light.

Features include:

* 70 kVA Power Supply (approx).
* Shutter Door measuring 2.9m by 3.3m (approx).
* Eves Height of 3.4m rising to 5.4m at the roof apex (approx).

Floor Areas (approx. GIA)	Sq Ft
Warehouse	4,800
TOTAL	4,800

Tenure
For sale with vacant possession at an early date to be agreed.

Service Charge
TBC - There is a very small charge for the external common parts.

Business Rates
Please refer to the Local Authority for information on rates Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £69,500.

Rates payable approx. 48% for the y/e 31/3/2027.

Legal Costs
Each party is to cover their own legal costs.

EPC
E - 118

KVA Capacity
Understood to be 70 KVA.

Other Information
Rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.