



**AITCHISON**

**RAFFETY**



- Modern office building for sale
- 1.5 miles north of St Albans City centre
- Full access raised floors & new LED lighting
- Air-conditioning
- Male & female WCs
- 5 parking spaces

Georgia Strazza  
[georgia.strazza@argroup.co.uk](mailto:georgia.strazza@argroup.co.uk)

01727 843232

**5b Parkway, Porters Wood, St Albans, AL3 6PA**

Two-storey modern office building

Approx. 1,450 Sq Ft (134.7 Sq M)

**For Sale**



# 5b Parkway, Porters Wood, St Albans, AL3 6PA



## Description

Comprises a two-storey modern office building. The offices are both predominantly open plan with a partitioned office or meeting room and kitchenette on each floor.

They have the benefit of fully raised floors with inset data cabling, suspended ceilings and door entry and alarm systems. There are shared WC facilities including disabled.

There are 5 parking spaces allocated with the building.

## Location

Situated within Parkway on Porters Wood, 1 mile north of St Albans City centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5 Miles
A1(M) (Junction 3)	5.5 Miles
M25 (Junction 21a)	5.5 Miles
M1 (Junction 9)	6.5 Miles
A414	4 Miles

## Price

Offers in the region of £435,000

## Floor Area

Ground floor	725 Sq Ft	67.35 Sq M
First floor	725 Sq Ft	67.35 Sq M
<b>Total</b>	<b>1,450 Sq Ft</b>	<b>134.7 Sq M</b>

## Business Rates

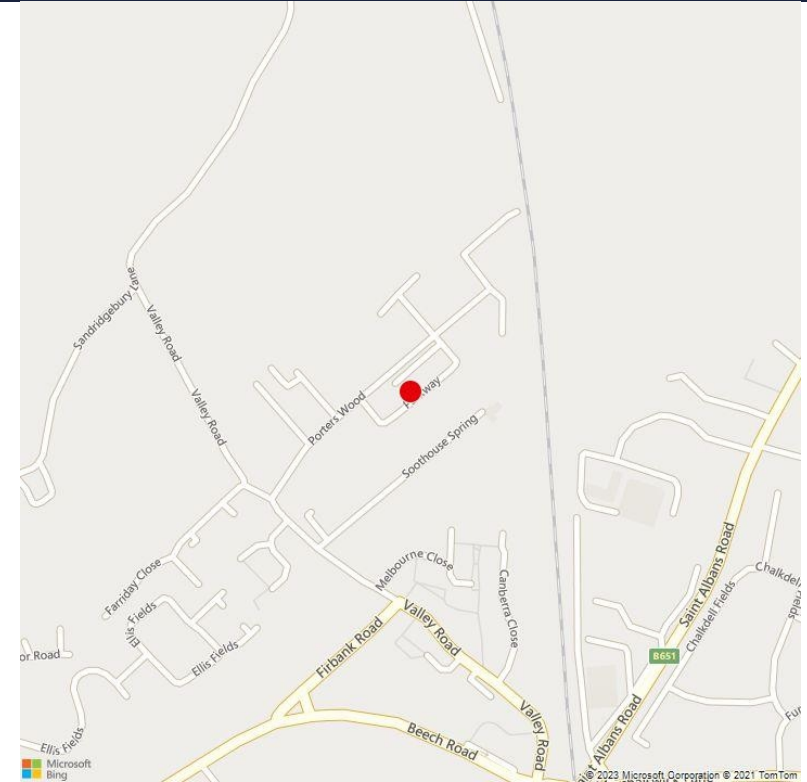
The two floors are currently assessed separately but have a combined rateable value from April 2023 of £22,500. Rates payable will be £5,613.75 for each floor.

## Energy Performance Rating

Rating- C-74

## VAT

This property is VAT registered and therefore VAT is payable on the sale price.



## Viewings

By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

**AITCHISON  
RAFFETY**

www.argroup.co.uk



**INVESTORS IN PEOPLE™**  
We invest in people Silver



## IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.