

# FOR SALE OFFICES

# Jessop &co



**7 The Gavel Centre, Porters Wood, St Albans, AL3 6PQ**

- Prestigious offices
- 1,665 sq ft (154.69 sq m)
- Ground & first floor
- Ground floor storage area
- Loading door
- 4 car parking spaces

# 7 The Gavel Centre, Porters Wood, St Albans, AL3 6PQ

## LOCATION

St Albans is a cathedral city and a busy commercial centre located approximately 22 miles (35 km) north of central London having a population in the order of 81,000.

The city benefits from excellent communications with the M1, A1(M) and M25 motorways within a short drive. St Albans city centre and the railway station are both approximately 1.5 miles (2.3 km) to the south.

St Albans City Station provides fast and frequent Thameslink rail services to London St Pancras and the City of London as well as London Gatwick and London Luton Airports.

## SITUATION

Porters Wood forms part of the Valley Road business area approximately 1.5 miles (2.3km) north of the city centre. It is accessed off Valley Road.

## DESCRIPTION

The Gavel Centre comprises a development of four modern two-storey business units having been constructed in 2006 to a very high specification.

The subject property enefits from the following amenities:

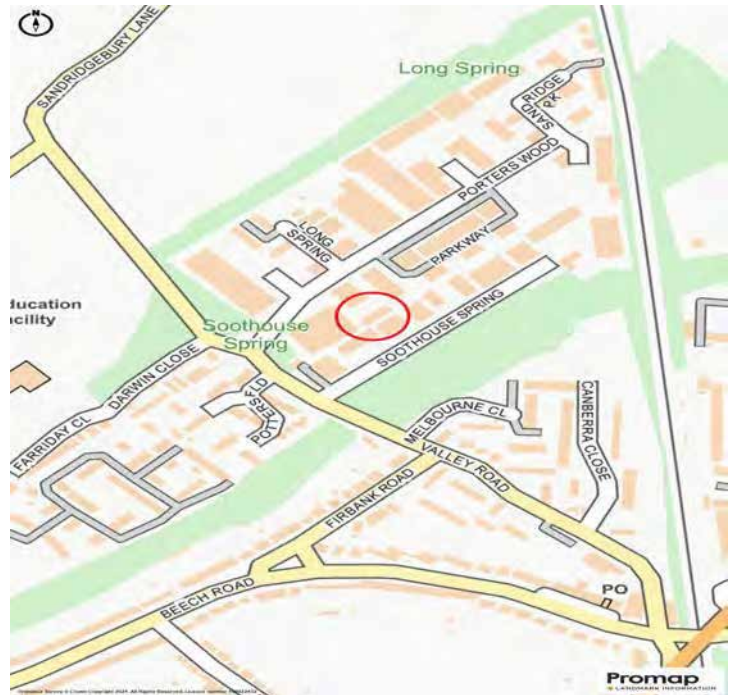
- Excellent natural light
- Largely open plan
- Double glazed
- Air-conditioned
- Alarmed
- Carpeted
- Kitchen facilities
- Two electric car charging points
- 4 car parking spaces

## FLOOR AREA

The premises have the following gross internal floor area:

Total Floor Area: 1,665 sq ft (154.69 sq m)

All floor areas are in accordance with the International Property Measurement Standards (IPMS 2).



## PRICE

Offers sought in the region of £535,000. excl VAT.

The property is held freehold.

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## VAT

VAT is payable.

## RATEABLE VALUE

The property has a Rateable Value of £25,250.

Please note, this is not the amount of business rates payable.

## EPC

C (72).

**For viewings and further information please contact the sole agent:**

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