

FOR SALE

3,302 Sq Ft (306.76 Sq M)

- › Modern light industrial unit
- › Ground floor previously used as a gym
- › First floor good specification air conditioned offices
- › 4 Parking spaces

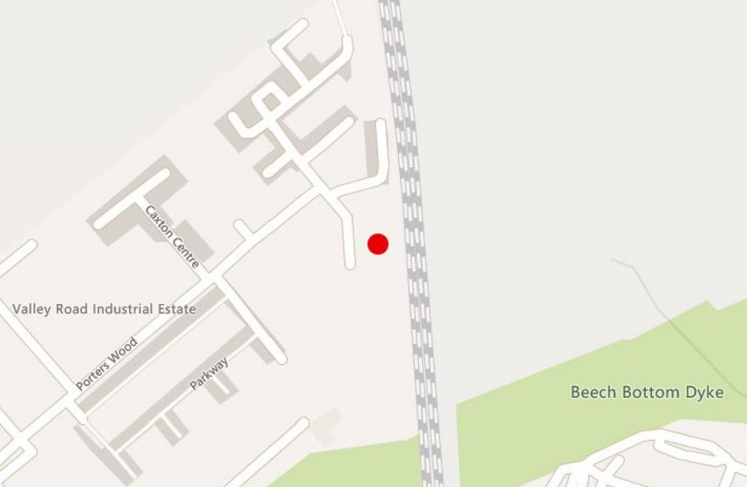


Unit 7

The Gryphon Industrial Park, Porters Wood, St. Albans, AL3 6XZ

Contact: Matthew Bowen or Hugo Harding
Tel: 01727 575 445
eddisons.com





Location

- Located in a modern estate of light industrial/business units known as The Gryphon Industrial Park
- Within the Spring Valley business area which is an established and well-known mixed use commercial area.
- Approximately 1 mile north of St Albans City centre and 3.5 miles south of Harpenden
- M25 (Junction 21a) 4.5 miles
M1 (Junction 6a) 4.5 miles
A1(M) – 6 Miles

 what3words

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 Google Maps

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Description

- Comprises a modern mid terraced light industrial unit previously used as a gym on the ground floor
- Suitable for a variety of uses
- First floor good specification offices with air conditioning, data trunking, gas central heating available furnished
- Front forecourt with parking for 4 cars

Terms

The freehold interest is available at a quoted price of £690,000. VAT is payable on the purchase price.

Accommodation

Ground Floor	153.38 SQ M	1,651 SQ FT
First Floor	153.38 SQ M	1,651 SQ FT
Total	306.76 SQ M	3,302 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-32

Business Rates: The rateable value is £25,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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