



WHEATHAMPSTEAD

OFFICES

2,017 ft² (187.40 m²)

TO LET or MAY SELL



**MARLBOROUGH HOUSE
KING EDWARD PLACE
AL4 8AA**



- self contained modern office building
- predominantly open plan
- gas central heating
- board / meeting room
- suspended ceilings with recessed cat II lighting
- 10 car parking spaces
- suitable for D1 or D2* use (*subject to planning)

Description

The premises comprise a detached modern self-contained office building with a rear car park and further dedicated parking nearby. The offices are open plan with good natural light, kitchen and WC facilities including disabled. Externally the property has the benefit of 8 parking spaces to the rear with 2 to the front and there is a free public car park within 100 metres.

Location

The subject premises are situated within King Edward Place within 25 metres of the junction with Wheathampstead High Street. Wheathampstead, is an expanded, picturesque and affluent village situated some 4 miles north of St Albans, 4 miles west of Welwyn Garden City and 3 miles east of Harpenden, located at the crossroads of B653 and B651. It is therefore well located to major road links, with Junction 10 of the M1 motorway and Junction 4 of the A1 (M) providing excellent access to the national motorway network. View this location at www.streetmap.co.uk.

Accommodation

The approximate net internal floor areas are as follows:

Offices	2,017 ft ²	187.40 m ²
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Terms

The subject premises are available by means of a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive

Sale

The freehold interest in the subject premises may be available, price on application.

Rates

From enquiries with the local authority we are informed the property has a rateable value of £16,750 with rates payable in the order of **£6,935 per annum**.

Commercial Leasing Code of Practice

Ingoing tenants may wish to obtain further advice from: www.leasingbusinesspremises.co.uk.

Legal Costs

Each party is to be responsible for their own legal costs in connection with this matter

V.A.T.

All prices quoted are exclusive of V.A.T.

Viewings

Strictly by appointment via sole agents. Code: B11

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