



**AITCHISON
RAFFETY**



- Self contained office suite
- Excellent natural light
- Entrance lobby
- Entry phone
- Kitchenette and separate WC's
- Flexible lease terms available
- 5 parking spaces available

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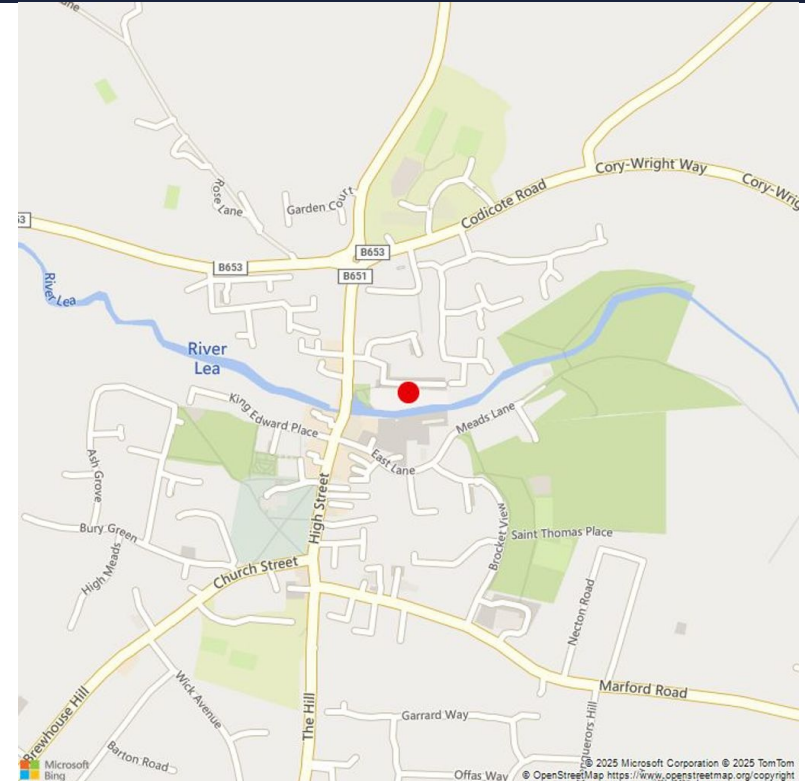
4 Place Farm, Wheathampstead, Hertfordshire, AL4 8SB

Semi serviced self contained office

Approx. 1,277.8 Sq Ft (118.71 Sq M)

To Let

4 Place Farm, Wheathampstead, Hertfordshire, AL4 8SB



Description

The self-contained office is located at the far end of the building and has its own entrance lobby and facilities. The space is a mixture of meeting rooms and open plan office, with a kitchenette and separate WCs. This suite benefits from five parking spaces, as well as having a public car park nearby behind the Miller and Carter ,Wheathampstead.

Location

The premises are situated in Wheathampstead village centre accessed off of Station Road. Wheathampstead is conveniently situated:

- Harpenden 3.5 miles
- Welwyn Garden City 4.5 miles
- St Albans 5 miles
- A1 (M) Junction 3 4 miles

Floor Area

4 Place farm	1,277.8 Sq Ft	118.71 Sq M
Total	1,277.8 Sq Ft	118.71 Sq M

Rent

£34,950 per annum inclusive

Terms

Flexible lease terms available (minimum 12 months)

Business Rates

From verbal enquiries, we understand the current rateable value is £22,750 with rates payable in the order of £11,147 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Service Charge

The rent is inclusive of utilities/services (other than telecoms) and external and common part repairs and maintenance.

Legal Costs

Each party will be responsible for their own legal costs

Viewings
By appointment only with
sole agents Aitchison
Raffety, Georgia Strazza
01727 843232

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RAFFETY**

www.argroup.co.uk



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