



**MODERN FULLY-FITTED SELF-CONTAINED OFFICES**  
**1,639 SQ FT**

**Rent: £19,750 per annum**

Riverdale House  
Wheathampstead  
Herts  
AL4 8BB

- Attractive Village Setting
- Close To All Amenities
- Convenient to Harpenden, St. Albans and Welwyn Garden City
- 8 Parking Spaces
- EV Chargers
- Recently Refurbished

# RIVERDALE HOUSE, WHEATHAMPSTEAD, HERTS, AL4 8BB

## Location

Wheathampstead is in an attractive village located adjoining the River Lea approximately midway between Harpenden, St Albans, Hatfield and Welwyn Garden City and so is easily accessible. It has an attractive individual identity and is surrounded by pleasant countryside.

This is a small retail centre with all day-to-day needs including a Tesco Express. There is free parking in and around the village.

## Accommodation

A fully specified and highly fitted out first floor office with a pedestrian entrance from the High Street and parking at the rear.

Its part of a small development with retail units including the Tesco store on the ground floor.

The suite is a single rectangular space with windows to the perimeter and its own separate male and female toilets and a kitchen.

Fitted out to a high standard it includes a comms room and 2 separate offices. It could be adapted to meet a range of user requirements.

It could be ideal for a company seeking to replace commuting to London or to have a convenient hub.

## FEATURES

- Gas-fired central heating.
- Part air-conditioning
- UPVC double-glazed windows.
- Predominantly open plan
- Two partitioned offices.
- Fitted kitchen.
- Private male and female toilets.
- Skirting and dado level trunking with computer and power points.

	Sq Ft
<b>TOTAL</b>	<b>1,639</b>
Car Parking Spaces	8

## Tenure

The property is available to let on a new lease for a flexible term to be agreed.

Highly competitive rent of only £19,750 per annum.

## Service Charge

There will be a service charge for costs which are shared in connection with the maintenance of the common parts and exterior.

## Planning Information

It is understood the property has planning consent for Class E use.

## Legal Costs

Each party to cover their own legal costs.

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).



**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.