

**YORK HOUSE, 5 PLACE FARM
WHEATHAMPSTEAD, AL4 8SB**



FOR SALE - £1,400,000

Self-Contained Offices
3,528 SQ FT (328 M²)

- Peaceful riverside location
- Private car park for 16 cars

- Comfort cooling to ground floor
- Perimeter trunking

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LOCATION

Place Farm is located adjacent to the River Lee just off the High Street in Wheathampstead.

Wheathampstead is located at the crossroads of the B653, which runs from Welwyn Garden City to Luton and the B651, which links St Albans to Hitchin.

The village benefits from an attractive range of shops, restaurants and public houses within a short walk.

DESCRIPTION

York House comprises a detached two storey office with a mix of open plan office, meeting rooms and kitchen. The property has a private car park to the front and private riverside patio/gardens to the rear.

ACCOMMODATION

Reception	76 sq ft	7.0 m ²
Ground floor offices	1,713 sq ft	159.2 m ²
First floor offices	1,678 sq ft	155.9 m ²
First floor kitchen	61 sq ft	5.7 m ²
Total	3,528 sq ft	327.8 m²

(approximate IPMS3 floor areas)

TERMS

The freehold interest is for sale with vacant possession.

SALE PRICE

£1,400,000

RATES

Rateable value: Ground Floor: £23,250
First Floor: £23,250

Rates payable: £22,440 per annum (2018/19)

VAT

The property is VAT Registered and therefore VAT will be charged on the sale price.

EPC

The Energy Performance Asset Rating is to be confirmed. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

STIMPSONS
2 Falcon Gate
Shire Park
Welwyn Garden City
AL7 1TW
01707 259599

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The full range of our instructions is available on our website www.stimpsons.co.uk

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