

SUPERB MODERN INDUSTRIAL BUILDING WITH EXCELLENT OFFICES

10,000 SQ FT APPROX

Pater | Johnson | Merriman
43 St John Street
Clerkenwell
London EC1M 4AN

Tel: +44 (0) 20 7253 2525
Fax: +44 (0) 20 7253 1515
info@pjmsurveyors.com
www.pjmsurveyors.com



FREEHOLD FOR SALE

7 LONG SPRING

PORTERS WOOD ST ALBANS AL3 6PE

Pater Johnson Merriman Surveyors Limited
Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

Directors: Hedley Merriman MA FRICS ACI Arb, Andrew Pater TECH RICS, Jake Pater BA (Hons)
Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

Pater Johnson Merriman Surveyors Limited, 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



LOCATION:

On the well established Valley Road industrial area off St Albans Road / Sandridge Road (A1081) with good access to the A1, M1 and M25.

DESCRIPTION:

A modern portal frame building with part tinted curtain walling and coated aluminium infill under a shallow pitched roof. Eaves height 8 metres approx.

The building has been extensively extended with offices and showrooms finished to the highest standard. Amenities include a kitchen and shower.

Loading is via an electric vertical loading door with parking within the front yard for about 14 cars.

Ground floor production, reception, warehouse and studios
6,583 sq ft

First floor offices, showrooms and staff rooms
3,417 sq ft

TOTAL FLOOR AREA

10,000 SQ FT APPROX



TERMS:

Freehold for sale seeking offers in excess of £2,000,000 subject to contract.

VIEWINGS:

Strictly by prior appointment with the owners sole agents as above.

Contact Andy Pater

andrew@pjmsurveyors.com.

Plans and further information available.

Pater Johnson Merriman Surveyors Limited
Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

Directors: Hedley Merriman MA FRICS ACI Arb, Andrew Pater TECH RICS, Jake Pater BA (Hons)
Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

Pater Johnson Merriman Surveyors Limited. 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



These details are issued on the strict understanding that they do not form any part of contract, that no warranty is given or implied as to the accuracy of any information given herein or otherwise in the property or any service none of which have been tested. Any intending party must rely on their own inspection and enquiries. All negotiations must be conducted through Pater Johnson Merriman.