

# TO LET

725 Sq Ft (67.35 Sq M)

- Newly refurbished office suite
- LED lighting
- Air conditioning
- Raised floors
- 3 parking spaces



## 5C Porters Wood

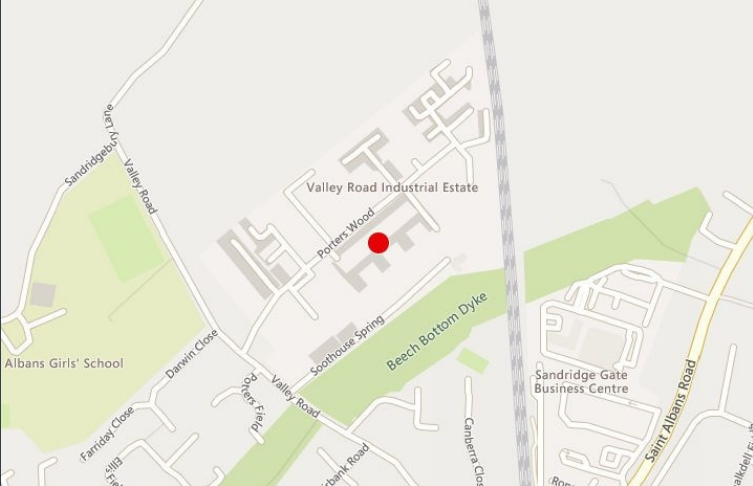
St. Albans, AL3 6PA

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated within Parkway (Cedar Court) on Porters Wood and within the wider Spring Valley business area
- Approximately 1 mile north of St Albans city centre and 3.5 miles south of Harpenden
- St Albans mainline train station 1 mile
- M25 (Junction 21a) 4
- M1 (Junction 6a) 4.5 miles

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Google Maps

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## DESCRIPTION

- Predominantly open plan ground floor office suite with one partitioned office room which could be removed depending on occupier requirements
- Benefitting from fully raised floor, suspended ceiling with recessed air conditioning and LED lighting.
- There are WCs (including disabled) in the common parts.
- 3 allocated parking spaces

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £13,475 per annum. VAT is payable on the rent.



## ACCOMMODATION

Ground Floor Office 67.35 SQ M 725 SQ FT

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-64

Business Rates: Available upon request.

Service Charge: Available upon request

## CONTACT:



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