

# TO LET

466 Sq Ft (43.29 Sq M)

- Flexible licence
- LED lighting
- Air conditioning
- Cat 5 data cabling & fibre connection
- Free on site parking



## Suite 8

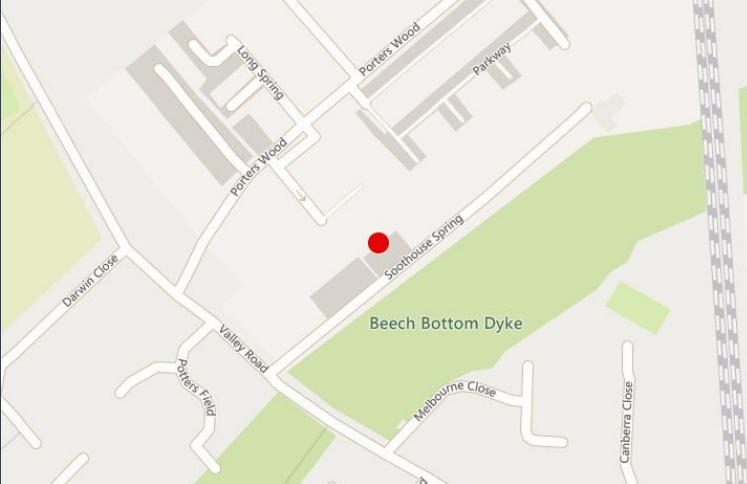
Stanta Business Centre, 3 Soothouse Spring, St. Albans, AL3 6PF

**>D KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

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



## LOCATION

- Situated within a modern office development known as STANTA Business Centre on Soothouse Spring and is within the wider Spring Valley business area
- The property is approximately 1 mile north of St Albans city centre and 3
- 5 miles south of Harpenden

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Google Maps

Click here



## DESCRIPTION

- Suite 8 comprises a small office on the first floor that is suitable for 4-6 people and benefits from LED lighting, air conditioning, its own kitchenette, alarm system, shared WC & shower facilities and 24 hour access
- There is communal parking to the front of the building as well as further unrestricted on-street parking nearby
- High speed broadband is also available by way of separate agreement
- The office also benefits from a lift with full disabled access and bookable meeting rooms
- The office is available furnished or unfurnished and is available on an easy-in / easy-out licence

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £1,787.59 per month. VAT is payable



## ACCOMMODATION

**First Floor - Suite 8** **43.29 SQ M** **466 SQ FT**

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

**EPC: B-49**

**Business Rates:** The rateable value is less than £12,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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