

TO LET

1,266 Sq Ft (117.61 Sq M)

- Newly refurbished first floor office suite
- Air conditioning
- LED lighting
- Raised floors with inset cat V data cabling
- 4 parking spaces



13 Porters Wood

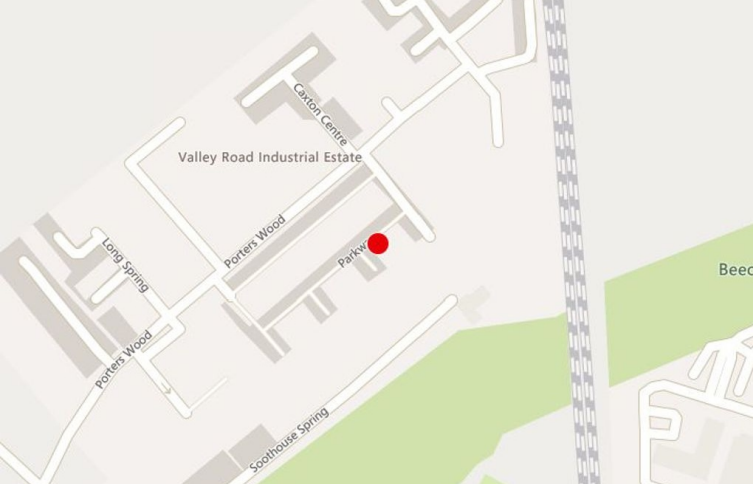
St. Albans, AL3 6PA

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Situated within a modern office development known as Parkway (Cedar Court) on Porters Wood and is within the wider Spring Valley business area.
- St Albans mainline train station 1 mile
- M25 (Junction 21a) 4.5 miles
- M1 (Junction 6a) 4.5 miles
- A1(M) (Junction 3) 5 miles.

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DESCRIPTION

- A fully refurbished self-contained first floor office suite within a modern, purpose-built office building.
- Benefitting from excellent natural light, air conditioning, LED lighting, raised flooring, suspended ceiling and door entry system
- There are 4 allocated parking spaces

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £23,750 per annum. VAT is payable



ACCOMMODATION (Net Internal Area*)

First Floor	117.61 SQ M	1,266 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-68

Business Rates: The rateable value is £21,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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