

# TO LET

281 Sq Ft (26.1 Sq M)

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

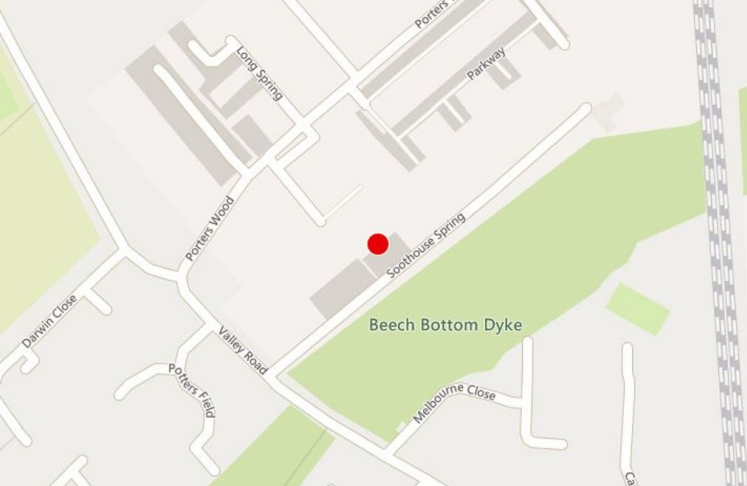


**Suite 12**

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

Contact: Hugo Harding or Matthew Bowen  
Tel: **01727 575 445**  
**eddisons.com**





## Location

- Situated within a modern office development known as STANTA Business Centre on Soothouse Spring and is within the wider Valley Road business area
- The property is approximately 1 mile north of St Albans city centre and 2 miles from St Albans City Station
- 5 miles south of Harpenden

 what3words

[///fans.river.props](https://fans.river.props)

 Google Maps

[Click here](#)

## Description

- Suite 12 comprises a small office on the first floor that is suitable for up to 4 people which includes its own internal meeting room. The office benefits from LED lighting, air conditioning, its own kitchenette, alarm system, shared WC & shower facilities and 24 hour access.
- There is free 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 an all-inclusive license of £1,212.54 per month. VAT is payable. The all inclusive license includes business rates and does not include a service charge.

## Accommodation

**Suite 12** **26.1 SQ M** **281 SQ FT**

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

EPC: B - 49

## Contact:

**HUGO HARDING**

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