

TO LET

853 Sq Ft (79.24 Sq M)

- › Modern first-floor office suite
- › Air conditioning, LED lighting & excellent natural light
- › 3 allocated parking spaces with excellent motorway access
- › Raised floors with inset cat V data cabling

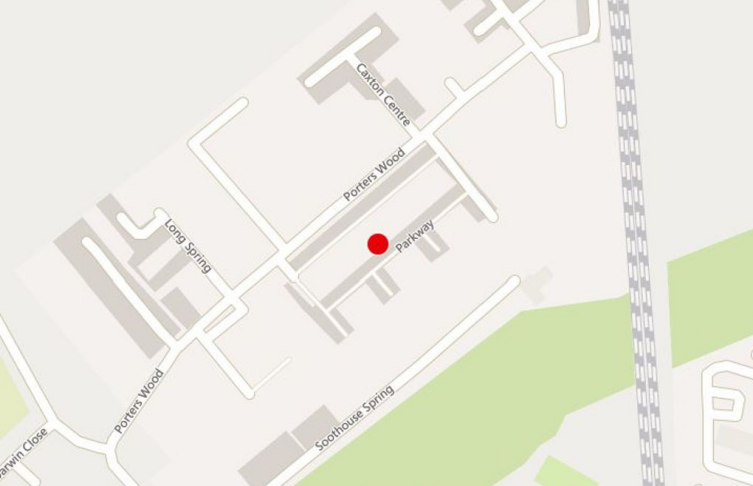


5 Porters Wood

St. Albans, AL3 6PA

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





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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 Google Maps

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Description

- 5 Parkway is a modern first-floor office suite within the established Cedar Court development in St Albans.
- The accommodation is mainly open plan with a glazed meeting room, kitchen area, air conditioning, LED lighting, raised floors and excellent natural light
- The property also benefits from shared WC facilities and three allocated parking spaces.
- Convenient access from the office to the M1, A1(M) and M25.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,750 per annum. VAT is payable



Accommodation

Total	79.24 SQ M	853 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B-47

Business Rates: The rateable value is £15,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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