



- Self-contained ground floor office suite
- Air conditioning
- LED lighting
- 8 parking spaces
- Raised floors
- Recently refurbished
- 1 mile north of St Albans city centre
- Predominantly open with glazed partitioned boardroom

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Unit 14, Oak Court, Porters Wood, St. Albans, Hertfordshire, AL3 6PH

Recently Refurbished Ground Floor Office To Let

Approx. 1,191 Sq Ft (110.64 Sq M)

To Let

Unit 14, Oak Court, Porters Wood, St. Albans, Hertfordshire, AL3 6PH



Description

The property comprise a ground floor office suite within this modern office building arranged as two main areas with a further glazed partitioned boardroom.

The office has been recently refurbished and benefits from air conditioning, LED lighting, gas fired central heating, raised floors and 8 parking spaces externally.

Location

Situated within Sandridge Park on Porters Wood approximately 1 mile north of St Albans city centre and 3.5 miles south of Harpenden.

Floor Area

Ground	1,191 Sq Ft	110.64 Sq M
Total	1,191 Sq Ft	110.64 Sq M

Rent

£21,450 per annum exclusive

Terms

The property is available by way of a sublease until July 2025. Alternatively, the property may be available by way of an assignment or surrender and creation of a new lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £18,700 with rates payable in the order of £9,331 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

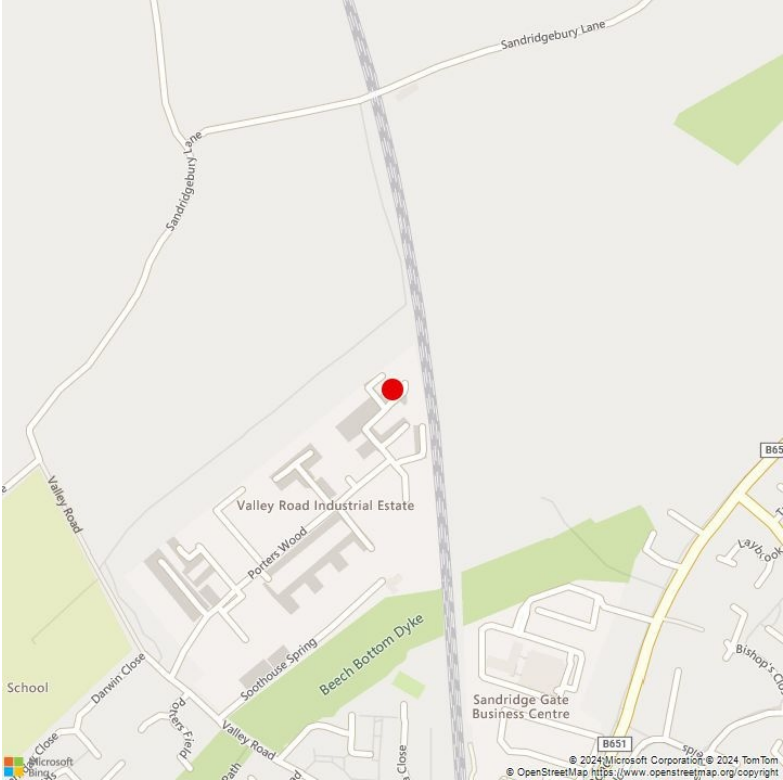
Band D (77)

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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www.argroup.co.uk



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