



**AITCHISON
RAFFETY**



- Self contained office building
- Recently refurbished to a high standard
- Air conditioned throughout
- Available as fitted office space
- Good natural light
- Economical rent
- 32 parking spaces

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Unit 5, Sandridge Park, Porters Wood, St. Albans, Herts, AL3 6PH

Modern refurbished office suites

Approx. 3,563 - 7,258 Sq Ft (331 - 674.27 Sq M)

To Let

Unit 5, Sandridge Park, Porters Wood, St. Albans, Hertfordshire, AL3 6PH

Description

A modern two-storey office building located in Porters Wood, available for lease either as a whole or as separate units. The property was refurbished in 2022 to a high standard, featuring breakout areas, partitioned meeting rooms, and spacious open-plan workspaces. It was also recently redecorated in 2024.

Each floor is equipped with its own kitchen and WCs.

The building benefits from modern amenities, including suspended ceilings with LED lighting, air conditioning, and raised floors with integrated data cabling.

The property offers excellent parking provision of 32 dedicated car parking spaces.

The offices are available fitted.

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 Floor	3,695 Sq Ft	343.27 Sq M
First Floor	3,563 Sq Ft	331 Sq M
Total	7,258 Sq Ft	674.27 Sq M



Upstairs Office



Training Room



Downstairs Office



Downstairs Side Office



Ground Floor Kitchen



Breakout Room

Rent

£46,656 - £96,406 per annum exclusive

Terms

Available by way of a sublease running until October 2029 or on a new FRI lease to be agreed with the landlord.

Business Rates

The two floors are currently assessed separately.

The ground floor's RV is £47,750 meaning rates payable are in the region of £23,397 per annum. The first floor's RV is £47,750 meaning rates payable are in the region of £23,397 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-74

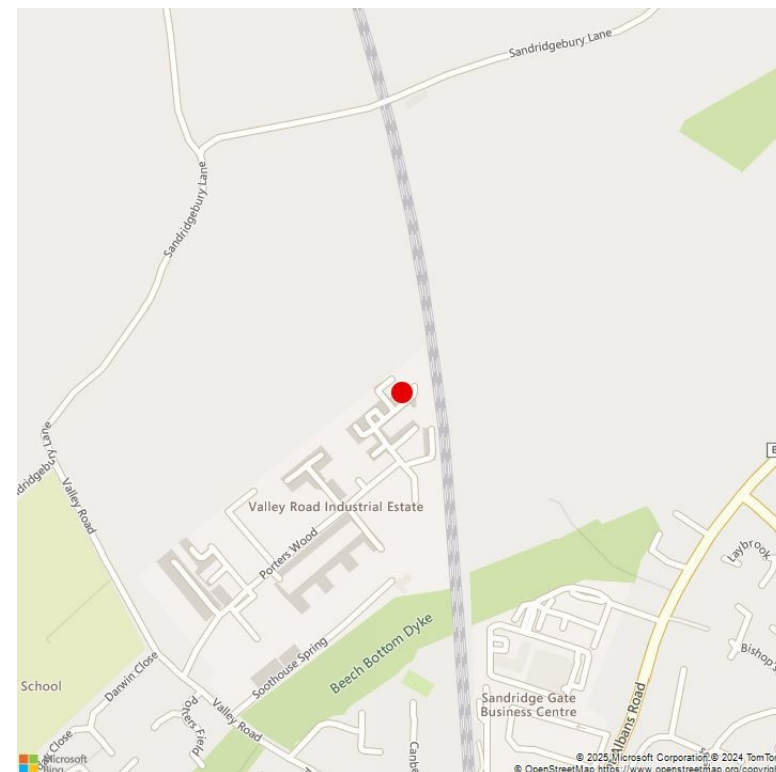
Service Charge

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

By appointment only with sole agents Aitchison Raffety
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