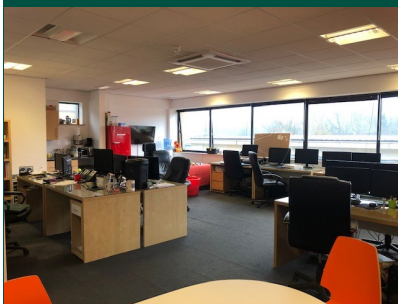


Modern First Floor Office Suite
Approx. 67 sq m (725 sq ft)

**AITCHISON
RAFFETY**



5c Parkway, Porters Wood, St Albans AL3 6PA

To Let

- Air conditioned
- Open plan layout
- Raised floors
- Suspended ceilings
- Entry phone system
- 2 car parking spaces



INVESTORS
IN PEOPLE

Silver
Until 2021

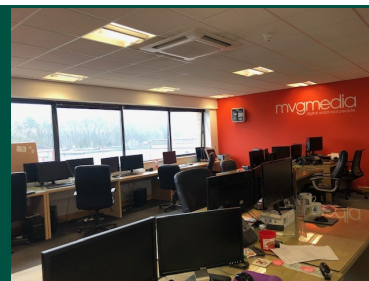


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www.argroup.co.uk

55 Victoria Street, St Albans, Hertfordshire, AL1 3ER

5c Parkway
Porters Wood
St Albans
AL3 6PA



Description

The offices are located on the first floor of a two-storey modern office building. The offices are open plan with air conditioning and raised floors throughout. There is a kitchenette within the suite and WCs are within the common parts. There are two allocated car parking space demised.

Location

Parkway is situated to the south side of Porters Wood and forms part of the Cedar Court development in the Valley Road business area to the north of St Albans city centre. The city centre and Thameslink railway station are both approximately 1.5 miles away.

Floor Area

The approximate net internal floor is:

First Floor 725 sq ft (67 sq m)

Rent

£11,963 pa exclusive (£16.50 per sq ft)

Terms

The premises are available by way of new FRI lease on terms to be discussed.

Business Rates

The offices have a rateable value of £9,400 with rates payable of £4,380.40 per annum. The offices would qualify for small business rates relief which would reduce the amount payable to £0 .

Energy Performance Rating

Band C - 67

Service Charge

Block service charge £1386.36 pa

Estate charge £389 pa

Insurance £153.83

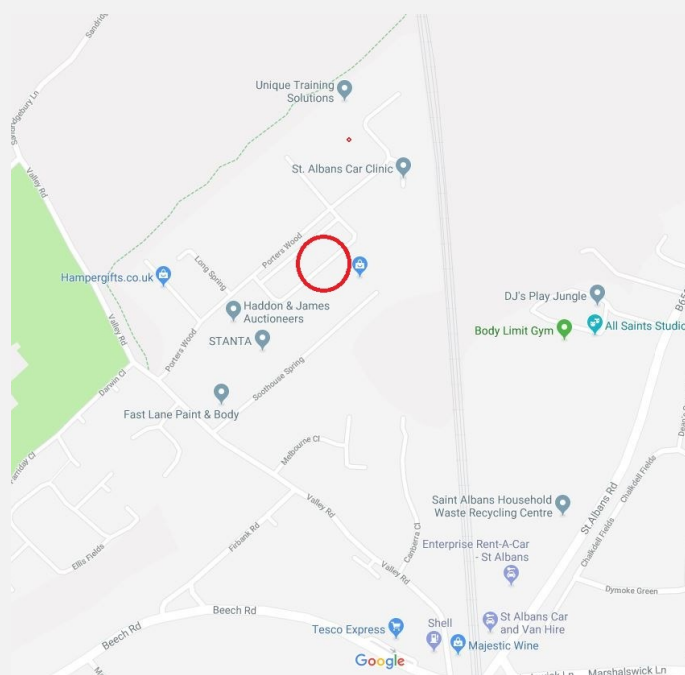
Subject to annual revisions

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



IMPORTANCE NOTICE

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