

Ground Floor Modern Offices
3,778 ft² (351 m²)

**AITCHISON
RAFFETY**



4 Sandridge Park, Porters Wood, St Albans, AL3 6PH

To Let

- Ground floor offices
- Predominantly open plan layout with boardroom and meeting rooms formed of high quality demountable conditioning
- Being refurbished
- Air conditioned
- Suspended ceilings with recessed LG3 lighting
- Raised flooring with inset cat v data cabling
- Kitchen and WC facilities including disabled
- 15 allocated parking spaces



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

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

Ground Floor
4 Sandridge Park
Porters Wood
ST ALBANS
AL3 6PH

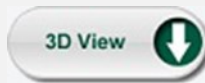


Description

Ground floor offices within this modern two storey building. The accommodation is predominantly open plan with a board and meeting room formed of high quality demountable partitioning which could be removed. The offices are to be refurbished and benefit from air conditioning, LG3 lighting and raised floors with inset cat v cabling. There are 15 allocated parking spaces.

Location

Prominently positioned at the entrance of Sandridge Park within Porters Wood which is situated to the north side of St Albans approximately 1.5 miles from the City Centre. St Albans benefits from excellent communication links with the M1, M25 and A1(M) being within a short drive and the mainline station providing a fast and frequent service to London (Kings Cross).



Floor Area

The approximate net internal floor areas are: -

Ground Floor 3,778 ft² (351.00 m²)

Terms

The subject premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Available at a quoted rent of £60,000 per annum exclusive.

Business Rates

From verbal enquiries with the valuation office we understand the premises have a rateable value of £34,250 with rates payable of approximately £15,960 per annum.

Service/Estate Charge

There is service charge payable for the repair and maintenance of the external and common parts of the building and estate. Details available upon request.

Energy Performance Rating

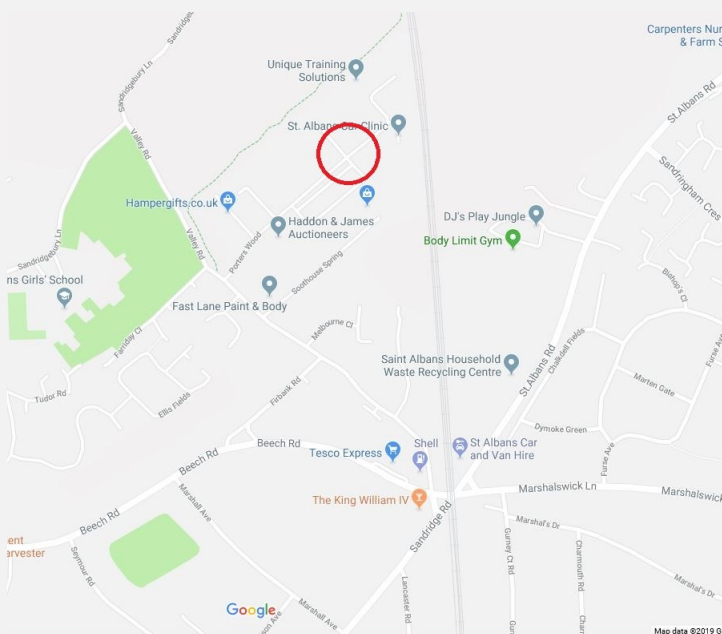
Band C—66

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the joint agents Aitchison Raffety and Smiddy & Co 01923 911007.



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