

TO LET 3,778 Ft² (351 M²) NIA

Ground Floor Air-conditioned Modern Office

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



- Air Conditioning
- LG3 Lighting
- Raised Carpeted Flooring
- Kitchen
- Excellent Car Parking

www.smiddyproperty.co.uk

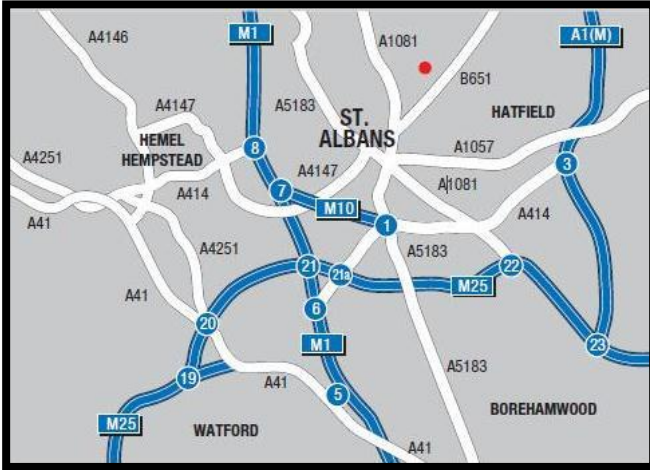
Hemel Hempstead
01442 601007

Leighton Buzzard
01525 623007

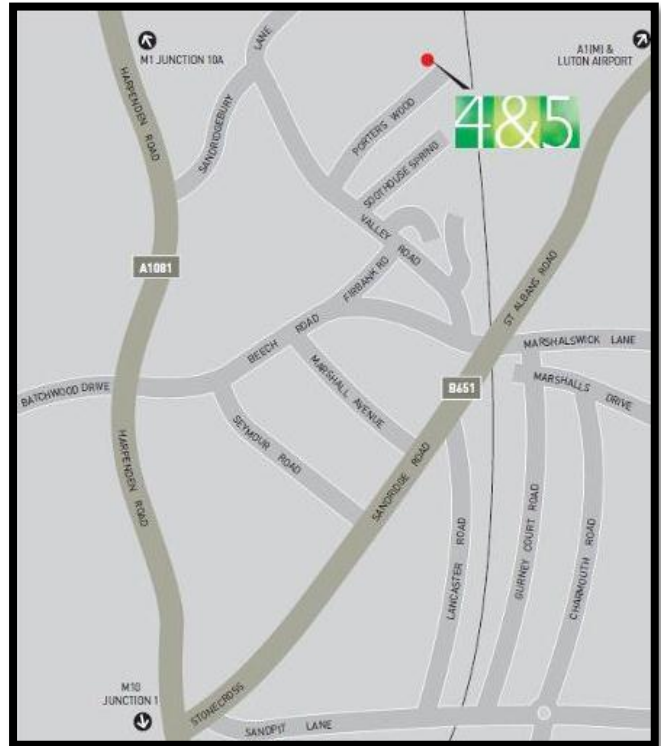
Watford
01923 911007

LOCATION

St Albans is well served by the motorway network with the M1, M25 and A1(M) all within approx. 5 miles. The mainline railway Station provides a fast and regular Thameslink service to Airport, London St Pancras International, Moorgate, Luton and Gatwick Airports and to Brighton.



Sandridge Park is located in Porters Wood on the popular and well-established Valley Road Business area of St Albans located approximately 1.5 miles north of the City Centre.



ACCOMMODATION

Quality self-contained offices of 3,778 sq ft net located on the ground floor of a modern two-storey building. The accommodation has the benefit of:

- Air conditioning
- Raised carpeted floors
- LG3 lighting
- Allocated Parking spaces
- Kitchen
- Male / Female / Disabled WC facilities
- EPC Asset Rating of C66

LEASE

The office is available on a new lease for a term to be agreed.

VIEWING

By appointment via joint sole agents:



01923 911007
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WATFORD

Brookside Works
1a, Local Board Road
Watford, Herts. WD17 2JP

LEIGHTON BUZZARD

Unit 1, Wingbury Business Village
Wingrave, Bucks. HP22 4LW

TERMS

Rent: On application. VAT is payable.

Service Charge: There will be a service charge to cover maintenance & repairs of common parts that is assessed on a floor proportional basis.

Rateable Value: £34,250

Rates Payable: (2019/20) £16,816.75

Legal Costs: Each party to be responsible for their own costs.



01727 843232