

TO LET Air-conditioned Modern Office

3,518 Ft² (326.84 M²) NIA

**First Floor, 4 Sandridge Park, Porters Wood
St Albans, Hertfordshire AL3 6PH**



- Air Conditioning
- LG3 Lighting
- Raised Carpeted Flooring
- Kitchen
- 14 Car Parking Spaces

www.smiddyproperty.co.uk

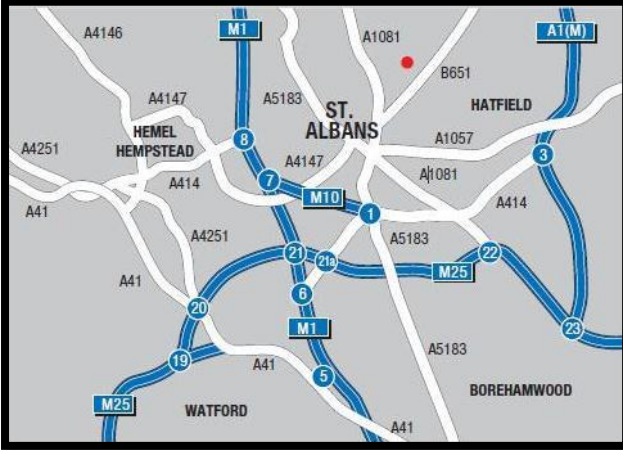
**Hemel Hempstead
01442 601007**

**Leighton Buzzard
01525 623007**

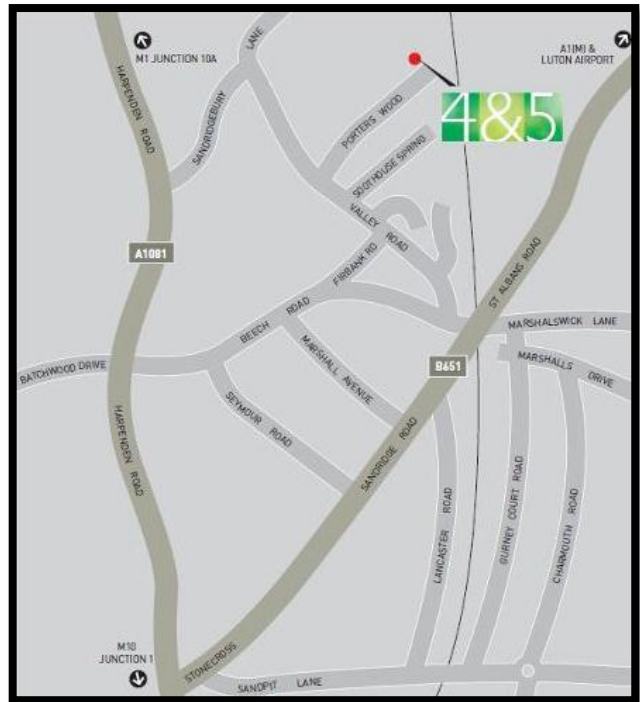
**Watford
01923 911007**

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 modern self-contained offices located on the first floor of this two storey building amounting to 3,518 Ft².

The accommodation has the benefit of:

- Air conditioning
- Raised floors
- LG3 lighting
- Carpeted
- 14 Allocated Parking spaces
- Kitchen
- Male / Female / Disabled WC facilities

ENERGY PERFORMANC CERTIFICATE (EPC)

The EPC has an Asset Rating of C66.

VIEWING

Strictly by appointment:



01923 911007

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TERMS

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

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.

WATFORD

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

LEIGHTON BUZZARD

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