

TO LET



13 Parkway, Porters Wood, St Albans, AL3 6PA

1,266 SqFt (117.60 SqM)

£23,750 Per Annum Exclusive

**Newly Refurbished First
Floor Office Suite**

- Newly refurbished office suite
- LED lighting
- Air conditioning
- Raised floors
- Cat v data cabling
- 4 parking spaces

Location

Situated within a modern office development known as Parkway (Cedar Court) on Porters Wood and is within the wider Spring Valley business area. The property is approximately 1 mile north of St Albans city centre and 3.5 miles south of Harpenden.

Description

A fully refurbished self-contained first floor office suite within a modern, purpose-built office building benefitting from air conditioning, LED lighting, raised flooring, suspended ceiling and door entry system. There are 4 allocated parking spaces.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £22,750 per annum exclusive.

VAT

The property is elected for VAT and therefore is payable on the rent.

Business Rates

The office needs to be reassessed but from verbal enquiries we understand the rateable value is in the region of £21,000 with rates payable approximately £10,479 per annum.

Service Charge

There is a contribution towards the external and common part repair and maintenance. Further information available upon request.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition on a net internal basis (NIA).

Accommodation	Sq M	Sq Ft
First Floor	117.60	1,266

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact the sole agents:

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