

# TO LET OFFICES

# Jessop & co



## 7 The Gavel Centre, Porters Wood, St Albans, AL3 6PQ

- Prestigious offices
- 385 sq ft (35.77 sq m)
- Ground floor suite
- Flexible inclusive lease terms
- Ready for immediate occupation

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## LOCATION

St Albans is a cathedral city and a busy commercial centre located approximately 22 miles (35 km) north of central London having a population in the order of 81,000.

The city benefits from excellent communications with the M1, A1(M) and M25 motorways within a short drive. St Albans city centre and the railway station are both approximately 1.5 miles (2.3 km) to the south.

St Albans City Station provides fast and frequent Thameslink rail services to London St Pancras and the City of London as well as London Gatwick and London Luton Airports.

## SITUATION

Porters Wood forms part of the Valley Road business area approximately 1.5 miles (2.3km) north of the city centre. It is accessed off Valley Road.

## DESCRIPTION

The Gavel Centre comprises a development of four modern two-storey business units having been constructed in 2006 to a very high specification.

The available accommodation is located on the ground floor and benefits from the following amenities:

- Excellent natural light
- Open plan
- Double glazed
- Comfort cooling
- Alarmed
- Carpeted
- Kitchen facilities
- Free on street car parking

## FLOOR AREA

The premises have the following net internal floor area:

Ground Floor Area: 385 sq ft (35.77 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.



## RENT

The premises are available at an inclusive rent of £1,300 per calendar month excluding VAT.

## TERMS

The premises are available by way of a flexible licence agreement for a term to be agreed inclusive of business rates and service charges.

Electricity will be charged separately.

A rent deposit will be required.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

All rents are subject to VAT.

## EPC

To be confirmed.

**For viewings and further information please contact the sole agent:**

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