

TO LET OFFICES

Jessop & co



Unit 5, St Albans Enterprise Centre, St Albans, AL3 6EN

- First Floor Offices
- 429 sq ft (39.85 sq m)
- Air-conditioned
- One car parking space + communal car parking area
- Flexible lease terms
- Ready for immediate occupation

Unit 5, St Albans Enterprise Centre, Porters Wood, St Albans, AL3 6EN

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 St Albans Enterprise Centre comprises a development of fourteen modern two-storey business units having been extensively refurbished in 2015 to a high specification.

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

- Excellent natural light
- Open plan
- Double glazed
- Air-conditioning
- Gas central heating
- Carpeted
- Kitchen facilities
- One car parking space
- Use of communal car parking area
- Suitable for a variety of uses

FLOOR AREA

The premises have the following net internal floor area:

First Floor Area: 429 sq ft (39.85 sq m)

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

BUSINESS RATES

A qualifying occupier will benefit from small business rates relief so business rates will not be payable.



RENT

The premises are available at a rent of £1,250 per calendar month.

TERMS

The premises are available by way of a flexible lease agreement for a minimum term of 6 months inclusive of service charges and reasonable gas and electricity consumption.

A rent deposit will be required.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will not be payable.

EPC

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For viewings and further information please contact the sole agent:

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