



- Self-contained ground floor office suite
- Air conditioning
- LED lighting
- 10 parking spaces
- Raised floors
- Recently refurbished
- 1 mile north of St Albans city centre
- Predominantly open with glazed partitioned boardroom

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**Unit 14, Oak Court, Porters Wood, St. Albans, Hertfordshire, AL3 6PH**

**Recently Refurbished Ground Floor Office To Let**

**Approx. 1,191 Sq Ft (110.64 Sq M)**

**To Let**

# Unit 14, Oak Court, Porters Wood, St. Albans, Hertfordshire, AL3 6PH



## Description

The property comprises a ground floor office suite within this modern office building arranged as two main areas with a further glazed partitioned boardroom. The office has been recently refurbished and benefits from air conditioning, LED lighting, gas fired central heating, raised floors and 10 parking spaces externally.

## Location

Situated within Sandridge Park on Porters Wood approximately 1 mile north of St Albans city centre and 3.5 miles south of Harpenden.

## Floor Area

Ground	1,191 Sq Ft	110.64 Sq M
<b>Total</b>	<b>1,191 Sq Ft</b>	<b>110.64 Sq M</b>

## Rent

£23,750 per annum exclusive

## Terms

The property is available by way of a sublease until July 2025. Alternatively, the property may be available by way of an assignment or surrender and creation of a new lease.

## Business Rates

From verbal enquiries, we understand the current rateable value is £18,700 with rates payable in the order of £9,331 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

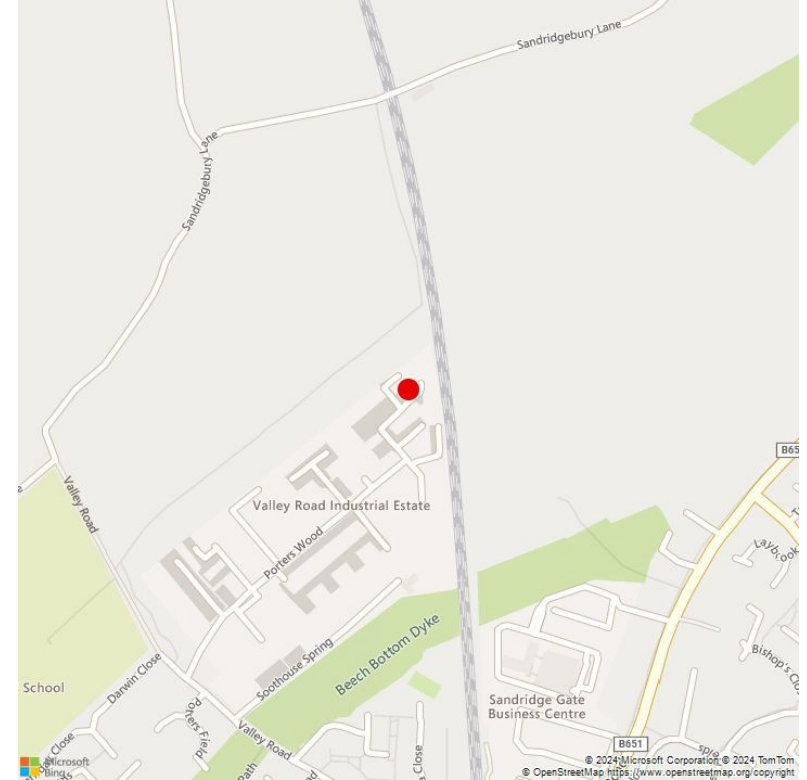
Band D (77)

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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