



- Multiple office suites
- Kitchenette
- Security Alarm and Intercom
- Air Conditioning
- 24 hour access
- All-inclusive monthly rent
- Flexible licence terms
- CCTV security
- Passenger lifts
- On site showers

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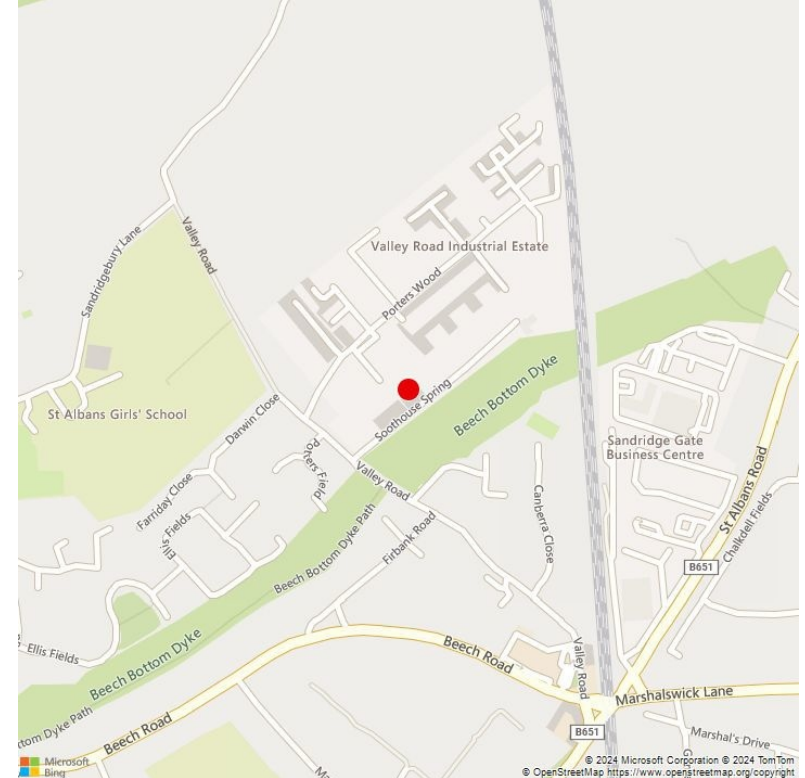
STANTA Business Centre, Suite 8,13,18, 3 Soothouse Spring, AL3 6PF

Flexible Office Suite

Approx. 322.92 - 473.62 Sq Ft (30 - 44 Sq M)

To Let

STANTA Business Centre, Suite 8,13,18, 3 Soothouse Spring, St Albans , AL3 6PF



Description

The office suites 8,13 and 18 in STANTA's Business Centre come with a kitchenette, intruder alarm, air conditioning, heating and 24-hour access. There is parking available on site for tenants of the building.

The space is available either furnished or unfurnished and is available on a flexible licence.

The all-inclusive monthly licence fee includes rent, business rates, utilities, car parking, lift and meeting room use. Phone line and super-fast broadband available (cost dependent on tenants requirements).

Location

Situated within Porters Wood, 1 mile north of St Albans City centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5 Miles
A1(M) (Junction 3)	5.5 Miles
M25 (Junction 21a)	5.5 Miles
M1 (Junction 9)	6.5 Miles
A414	4 Miles

Rent Per Annum Inclusive

Suite 8: £21,451.08
 Suite 13: £14,812.44
 Suite 18: £19,668.12

Floor Area

Suite 8	466 Sq Ft	43.3 Sq M
Suite 13	321 Sq Ft	29.8 Sq M
Suite 18	426 Sq Ft	39.6 Sq M

Terms

Flexible licence arrangement with 3 months' rolling notice.

VAT

All prices quoted will be subject to VAT

Service Charge

The all-inclusive monthly licence fee includes rent, business rates, utilities, car parking, lift and meeting room use.

Viewings
 By appointment only with sole agents **Aitchison Raffety**
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AITCHISON RAFFETY
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