


# 1 STROUD WOOD BUSINESS CENTRE
# PARK STREET
# ST ALBANS

AL2 2NJ

bf.

brasierfreeth.com

*Modern office building to-let as whole or in floors*

# STROUD WOOD BUSINESS CENTRE
# ST ALBANS
AL2 2NJ

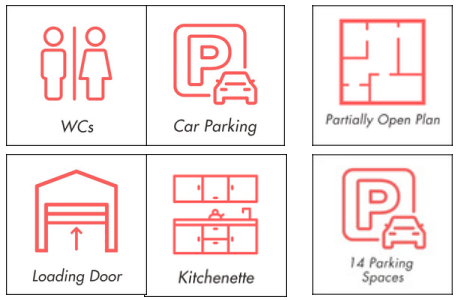
Office Space
**TO LET**




## KEY DETAILS

- Predominantly open plan
- 14 parking spaces
- Excellent natual light
- Level loading access to rear

## AMENITIES



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# ACCOMMODATION

| *Floor* | *Size Sq.m* | *Size Sq.ft* |
|---|---|---|
| *First Floor* | 151.30 | 1,629 |
| Ground Floor | 150.60 | 1,621 |
| ***TOTAL*** | **301.90** | **3,250** |

*These floor areas are approximate and have been calculated on a net internal basis*

The building is available as a whole, or in floors.

# DESCRIPTION

The property comprises a purpose-built office building arranged roughly evenly over ground and first floors, with each benefiting from excellent natural light to the front and rear.

Each floor is arranged in a largely open plan fashion, with the ground floor also having level loading access to the rear.

There are male and female WCs within the stair core at first floor, with the ground floor also having its own WCs within the demise. Externally, there are 14 parking spaces.



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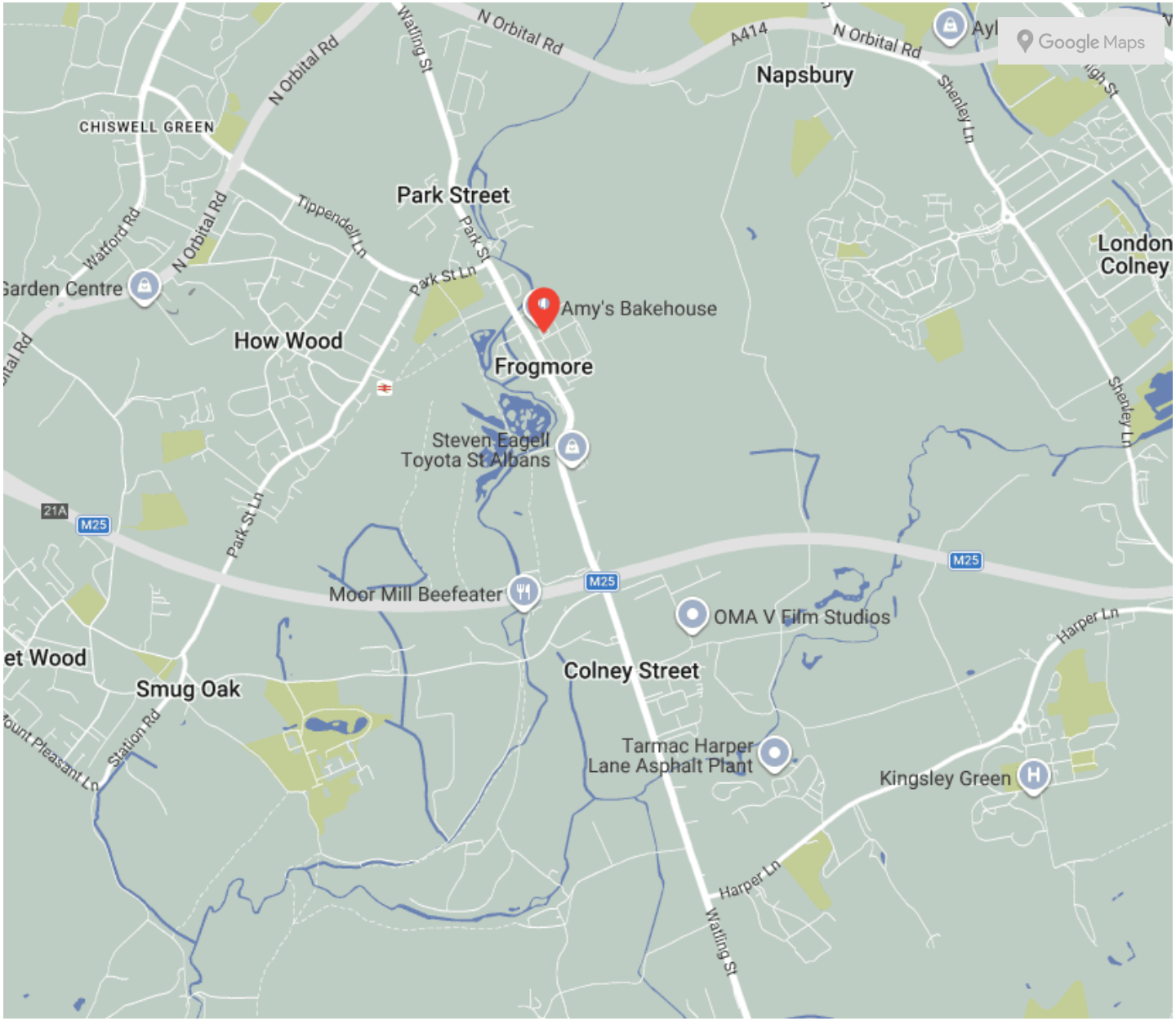


## LOCATION

The Stroud Wood Business Centre is situated in Park Street on the southern outskirts of St Albans, a location that benefits from excellent road communications with the M1, M25, A1 and A414 roads all being within a short drive.

Park Street (BR) Station is within walking distance and offers a service linking St Albans (Abbey) Station with Watford Junction. Radlett Station is within a short drive and offers fast connections to London St Pancras International.

## TRANSPORT

⇄ Radlett Station - 7 minutes away

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## TERMS

The building is offered as a whole or in floors on a new lease/s for a flexible term by negotiation.

## RENT

The building/floors are available at a highly competitive rent of only £15.00psf.

## EPC

Ground Floor - D-98
First Floor - C-68

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List for the first floor - £33,500 and the ground floor - £31,750.

The rates payable will be a proportion of this figure. For rates payable, please refer to the Local Rating Authority St Albans District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



# CONTACT

GET IN TOUCH


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