

A photograph of a two-story brick building, likely a business centre, with large windows and a dark car parked in front. The building has a tiled roof and a small awning over the entrance on the right. The text is overlaid in white, bold, sans-serif font.

1ST FLOOR
2 STROUD WOOD BUSINESS CENTRE
PARK STREET
ST ALBANS

AL2 2NJ

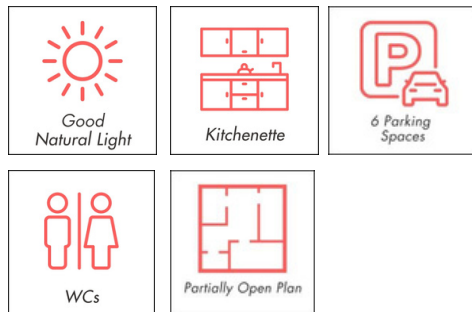
1ST FLOOR
2 STROUD WOOD
BUSINESS CENTRE
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Office Space
TO LET

KEY DETAILS

- Predominantly open plan
- 6 parking spaces
- Excellent natural lighting to front and rear

AMENITIES



1ST FLOOR 2 STROUD WOOD BUSINESS CENTRE PARK STREET ST ALBANS AL2 2NJ

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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
First Floor- Unit 2	120.3	1,295
TOTAL	120.3	1,295

This floor area is approximate and has been calculated on a net internal basis.

DESCRIPTION

The available suite is situated on the first floor of this modern purpose built office building that forms part of a small development of similar units. It is arranged in a principally open plan fashion and includes a small kitchenette facility. There are ladies and gents toilets at first floor level. Externally there are 6 parking spaces.



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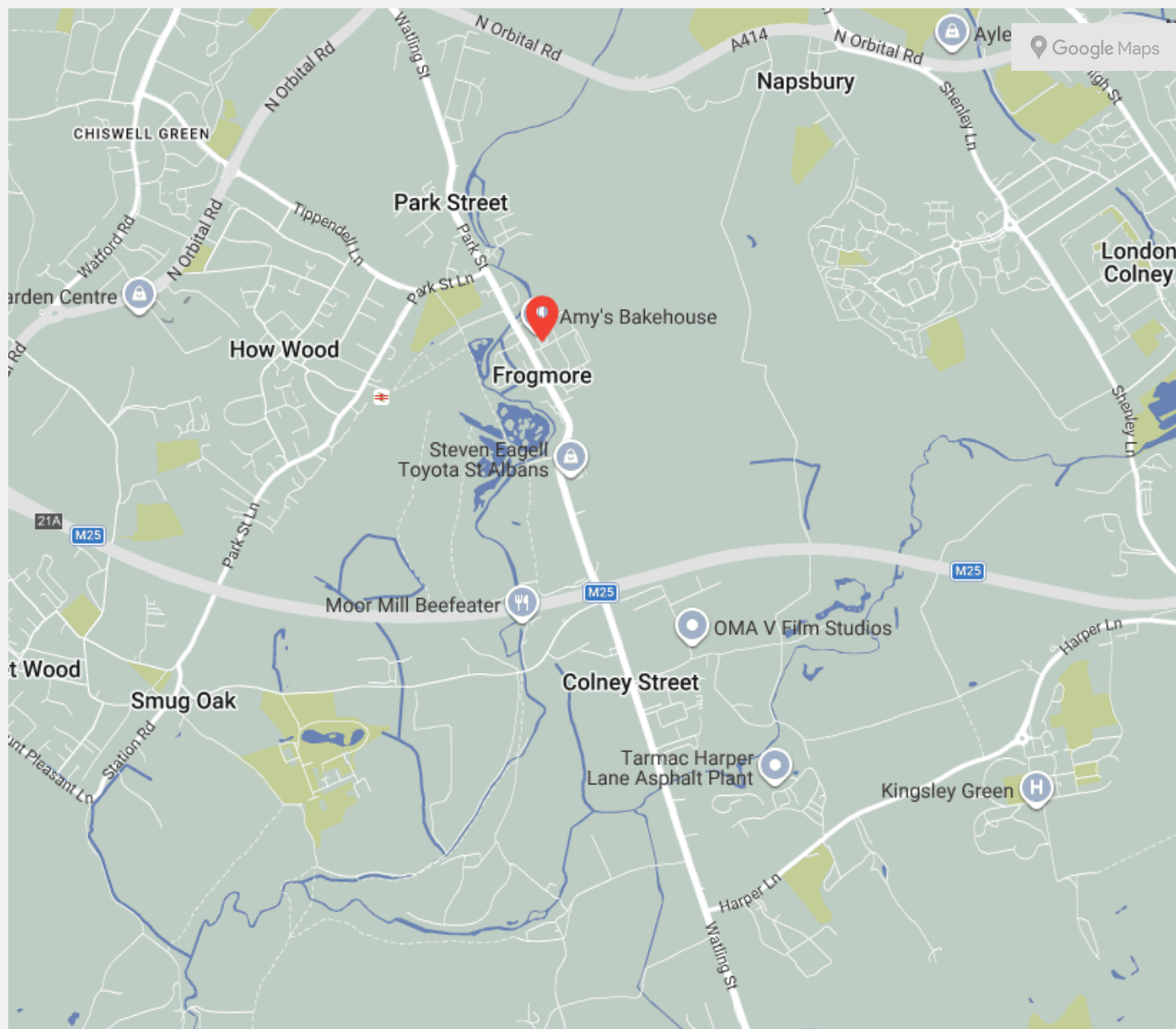
LOCATION

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 suite is offered to let on a new lease for a flexible term by negotiation.

RENT

A highly competitive rent of £15.00psf is being quoted (£19,425pax)

EPC

The property has an EPC rating of D 94.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £27,000.

Interested parties are advised to confirm this figure by making enquiries with the Local Rating Authority (St Albans District Council - 01727 866100) or visiting tax.service.gov.uk/business-rates-find/search

LEGAL COSTS

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

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TO LET





CONTACT

GET IN TOUCH

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