

TO LET
RECENTLY REFURBISHED OFFICE SUITE



**STANTA Business Centre, Suite 16,
3 Soothouse Spring, St Albans, AL3
6PF**

- Recently refurbished
- 24 hr Access
- Security Alarm and Intercom
- Air Conditioning

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

Please note the image below is AI generated and used to show how the office will look once all refurbishments are finished.



DESCRIPTION

The office suite in STANTA's Business Centre comes with a kitchenette, intruder alarm, air conditioning, heating and 24-hour access.

There is also free parking available on site for tenants of the building.

The space is recently fully refurbished, ideal for 6-7 desks, available on a flexible licence agreement from September 2026.

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).

ACCOMMODATION

Suite 16

329 Sq Ft

30.56 Sq M

VAT

All prices quoted will be subject to VAT

QUOTING RENT

£1,305 per calendar month

TENURE

Flexible licence arrangement with 3 months' rolling notice.

SERVICE CHARGE

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

LEGAL COSTS

All tenants will be required to pay their own legal costs associated with this transaction.

To arrange a viewing please contact:



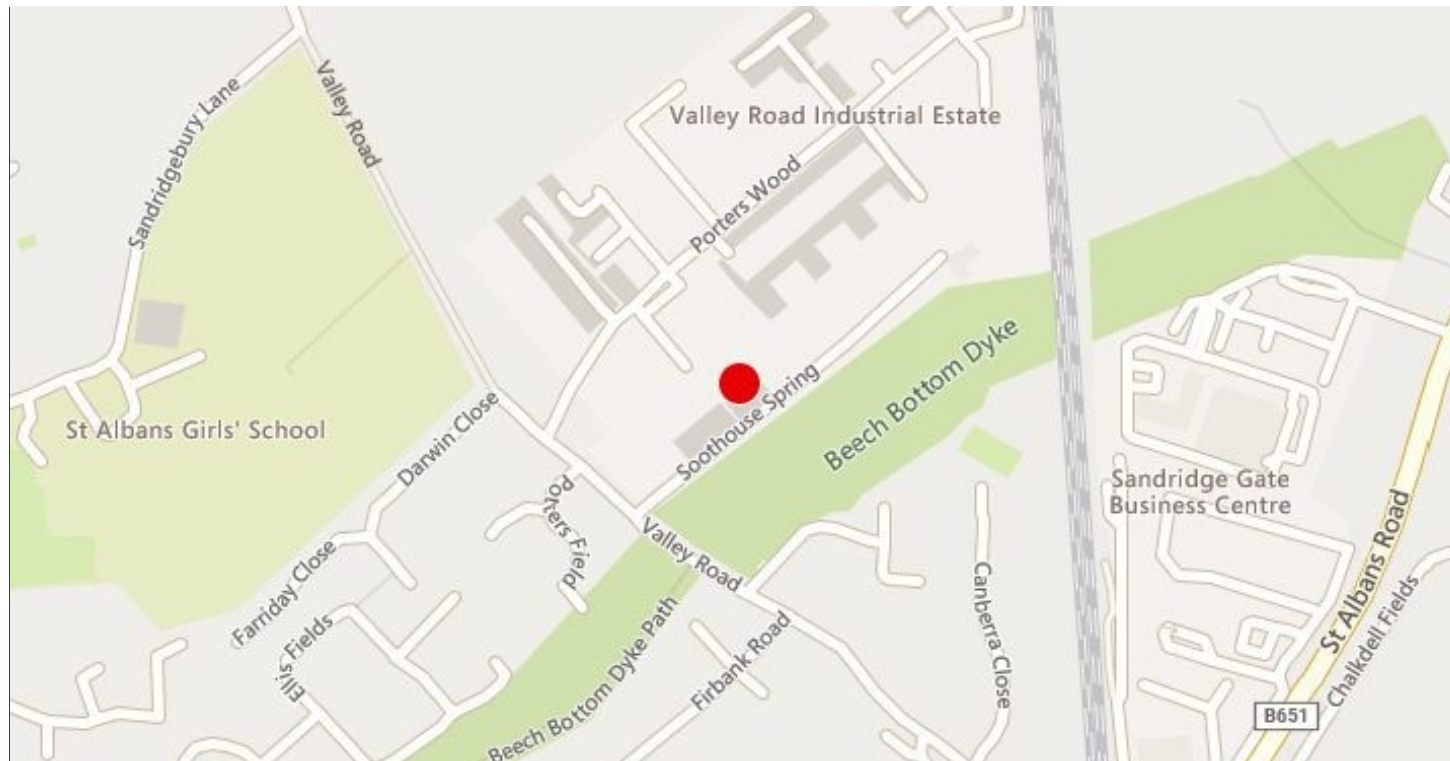
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