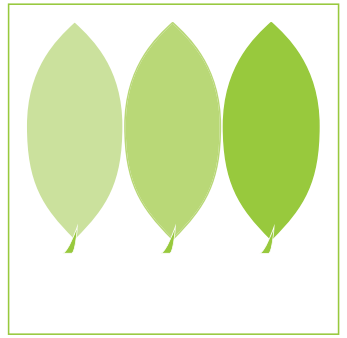


Cedar House



Cedar House @ Cedar Court

Two high specification and individual office units with air conditioning and allocated parking located within a dynamic business area of St Albans

For Sale | To Let



two units remaining for immediate occupation :

Unit One : 3,765 sq ft (350 sq m), 13 parking spaces

Unit Two : 3,765 sq ft (350 sq m), 13 parking spaces

* Also available on a floor-by-floor basis from 1,883 sq ft (175 sq m)



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BREEAM Approved Assessor



Specification

Units One and Two, Cedar House both offer the following features and benefits:

- Air conditioning
- Raised floors
- Carpeting throughout
- Category 2 recessed lighting
- Kitchenette
- Double glazed windows
- Door security
- Allocated parking
- Attractive landscaping

Location

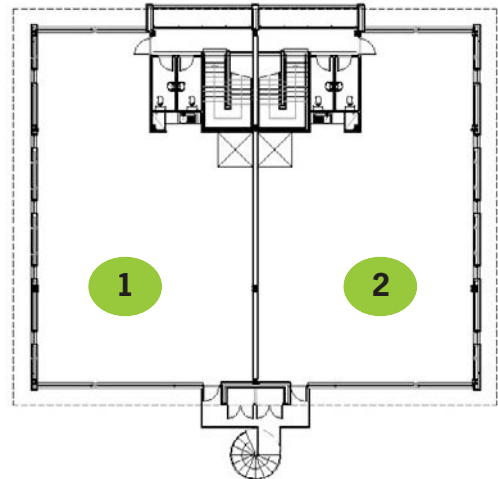
Cedar House is situated on Parkway off Porters Wood, within the Valley Road business area of St Albans, approximately one mile from the city centre and in close proximity to the unofficial ring road to the north side of the city.

St Albans offers good rail links to London's Kings Cross (approx. 20 minutes), and to London Moorgate. The city also has excellent road links, being close to the M25, M1 and A1(M).

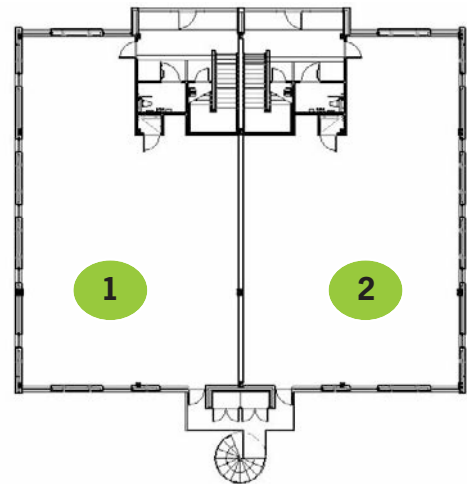
Sat Nav Ref.: AL3 6PA



first floor :



ground floor :



* Also available on a floor-by-floor basis from 1,883 sq ft (175 sq m)

Freeholds / Leaseholds

Freehold or Leasehold on terms to be agreed. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs are indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, maps, distances or times stated are approximations only. These particulars do not constitute or form part of an offer or contract. Unless otherwise stated all prices and rents are quoted exclusive of VAT. April 2011. Design by www.everlookmarketing.co.uk



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Contact and Viewing

Please contact our appointed agents:

Mark Bunting / Matthew Bowen



artisandependments.co.uk