

To Let



First Floor Offices
92 /94 High Street
Harpenden
AL5 2SP

- 358 sq ft
- High Street location
- Self contained office suite
- Flexible layout
- Suit a variety of uses
- Close to amenities

Location

Harpenden is a thriving market town having a resident population of close to 30,000 and is situated approximately 4 miles north of St Albans.

Major retailers in the town include Waitrose, Sainsbury's, Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small & medium sized businesses.

The M1 motorway (J9) is approximately 3 miles to the west and is accessed via the A1081. Harpenden Station provides a fast and frequent rail service to St Pancras International with a journey time of approximately 25 minutes.

Description

The available accommodation is located on the first floor to the rear of 92/94 High Street having the benefit of its own entrance accessed from Kirkdale Road. The suite is to be redecorated and will be available from March 2017.

The suite is arranged to provide a number of individual partitioned offices having the benefit of its own kitchen and toilet and will suit a wide range of business occupiers.

Floor Area

The available accommodation has the following floor areas:

First floor Offices - 328 sq ft (30.46 sq m)
First Floor Kitchen - 30 sq ft (2.81 sq m)
Total - 358 sq ft (33.27 sq m)

All floor areas are in accordance with IPMS:Office Buildings.

Rating

The accommodation will require a separate rating assessment.

Given the size of the premises we envisage that an occupier will be entitled to business rates exemption under the small business rates relief scheme. Further information is available at www.voa.co.uk



Terms

The premises are available by way of a new internal repairing and insuring lease for a negotiable term.

A service charge is levied to contribute towards the maintenance of the structure of the building and the upkeep of the common parts of the building.

Quoting Rental

£895 per calendar month excl VAT payable in advance.

Legal Costs

The incoming tenant is to make a contribution to the landlord's reasonable legal fees in preparing the lease.

VAT

Rents are quoted exclusive of VAT.

EPC

The property has an EPC rating of C (72).

Viewing and further information strictly by appointment with appointed agent :

Jessop & Co

Paul Jessop MRICS

01582 346110

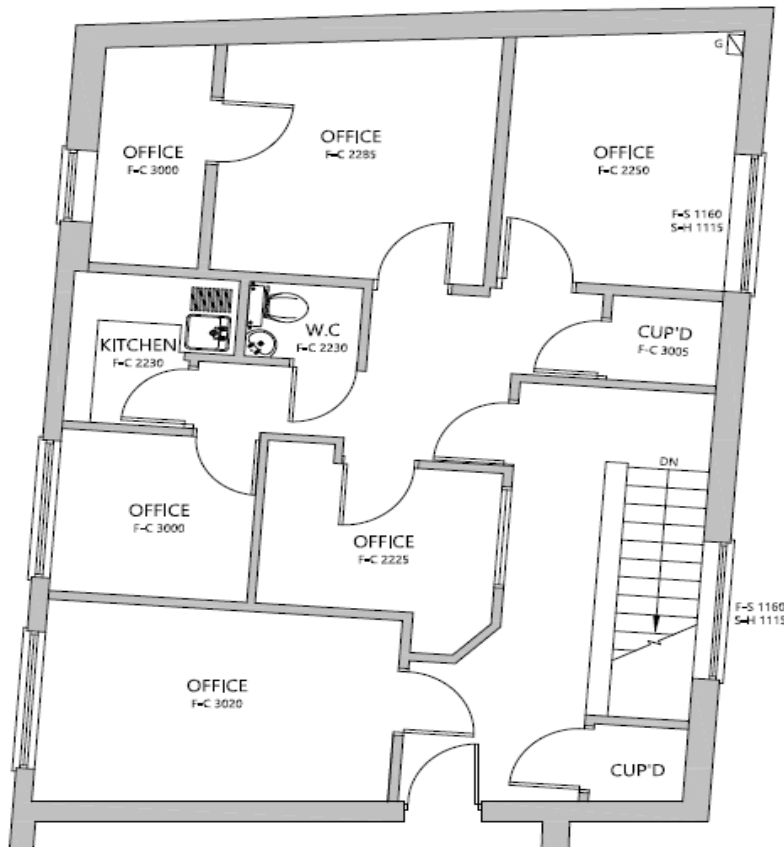
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Subject Premises



Floor Plan