# To Let





1 Kirkdale Road Harpenden AL5 2PT

- 230 sq ft
- Close to High Street
- Self contained office building
- Flexible layout
- Suit a variety of office & retail uses
- Close to amenities

## 1 Kirkdale Road, Harpenden, AL5 2SP



#### 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

1 Kirkdale Road comprises a single storey detached office building located just off the High Street close to its junction with Sun Lane. The property has been fully refurbished and provides open plan accommodation that will potentially suit a variety of occupiers ranging from office uses through to retail and showroom.

The property benefits from electric heating, timber flooring, kitchen and toilet facilities.

### Floor Area

The available accommodation has the following floor areas:

Ground Floor - 230 sq ft (21.36 sq m)

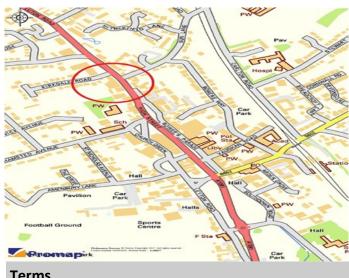
All floor areas are in accordance with IPMS:Office Buildings.

#### Rating

The property has the following draft 2017 rating assessment.

Rateable Value - £5,610

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



#### **Terms**

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

### **Quoting Rental**

£1,250 per calendar month. There is no VAT payable.

#### **Legal Costs**

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

#### VAT

The property is not elected for VAT.

#### **EPC**

To be provided.

Viewing and further information strictly by appointment with appointed agent:

Jessop & Co **Paul Jessop MRICS** 01582 346110 paul@jessopco.co.uk

contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations are is advised that interested parties arrange for qualifies persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. Feb 17