

To Let

Jessop
& Co

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**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**

**T : 01582 346110 | www.jessopco.co.uk
65 High Street, Harpenden, AL5 2SL**

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 incoming 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

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