

To Let

Jessop
& Co

01582 346110

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Office Property



**8 Victoria Road
Harpenden
AL5 4EB**

- **New Office Building**
- **1,157 sq ft**
- **Close to Railway Station**
- **Flexible layout**
- **Suit a variety of uses**
- **One car parking space**
- **Close to amenities**

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

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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 property is located on Victoria Road within Harpenden town centre just to the west of Station Road and a short walk from Harpenden Railway Station and the towns shopping and restaurant facilities.

8 Victoria Road comprises a new self-contained office building offering stunning office accommodation arranged over three floors benefitting from under floor heating, toilet & kitchen facilities, a roof terrace and one car parking space. On street parking is available on Victoria Road and there are a number of "pay & display" car parks close by.

Floor Area

The property has the following net internal floor areas:

| | | |
|--------------|---|---------------------------|
| Second Floor | - | 347 sq ft (32.27 sq m) |
| First Floor | - | 510 sq ft (47.36 sq m) |
| Ground Floor | - | 300 sq ft (27.84 sq m) |
| Total | - | 1,157 sq ft (107.47 sq m) |

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

Rating

The building is awaiting a new rating assessment.



Terms

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

Quoting Rental

£30,000 per annum excl VAT .

Legal Costs

The ingoing 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 (76).

For viewings and further information please contact the letting agent :

Jessop & Co

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