

TO LET

OFFICES

Jessop &co



Office 2, The Bennet's, 21 Leyton Road, Harpenden, AL5 2HU

- Town centre location
- Modern open plan first floor offices
- Suitable for a variety of uses
- High quality fit out
- Air-conditioned
- 2 car parking spaces

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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, Sainsburys 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 and medium sized businesses.

SITUATION

The property is located on the western side of Leyton Road just off the High Street and a short walk from Harpenden Station.

There is free on street car parking along Leyton Road whilst numerous pay & display car park are close by.

DESCRIPTION

The Bennet's comprises a Grade II listed building that has been converted in part to create attractive modern office accommodation within one of Harpenden's oldest buildings.

The offices are located on the first floor having the benefit of a dedicated office entrance to the side of the property.

The office accommodation benefits from the following amenities:

- Air-conditioning
- Double glazing
- Data cabling
- Entry phone system
- Alarm
- Kitchen
- Two car parking spaces (further spaces by negotiation)
- Free on street car parking
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor area:

First Floor Area: 602 sq ft (55.88 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.

RATING

The premises do not currently have a rating assessment.

Given the size of the premises it is likely that any rating assessment will be below the threshold for the payment of business rates (subject to meeting the necessary criteria).

RENT

The premises are available at a rent of £15,000 per annum.

TERMS

The first floor office accommodation is available to let on a new internal repairing & insuring lease with a service charge to cover the cost of maintaining the common parts and exterior of the property.

A rent deposit may be required depending upon the financial status of the incoming tenant.

LEGAL COSTS

The incoming tenant is to contribute to the Landlord's reasonable legal costs.

VAT

All rents and service charges are subject to VAT (if applicable).

EPC

To be supplied.

For viewings and further information please contact the sole agent:

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