

# TO LET

## OFFICES

Jessop  
& co

**Suite 4, 1 Waterside, Station Road, Harpenden, AL5 4US**

- Prestigious offices
- 530 sq ft (49.24 sq m)
- Flexible inclusive lease terms
- Air-conditioned
- Raised floors
- 2 Car parking spaces

# Suite 4, 1 Waterside, Station Road, Harpenden, AL5 4US

## 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 and medium sized businesses.

## SITUATION

Waterside comprises a modern office development located at the junction of Station Road and Coldharbour Lane approximately one mile east of Harpenden town centre and railway station which provides a fast and frequent rail service to London St Pancras International.

## DESCRIPTION

Waterside is a prestigious development of two headquarters office buildings. The available accommodation is located within 1 Waterside which occupies a prominent position at the entrance to the development.

The premises are located on the second floor and is accessed by a communal reception and passenger lift. The offices are open plan with access to a shared kitchen and meeting rooms.

The accommodation benefits from the following amenities:

- Passenger lift
- Air-conditioning
- Double glazing
- Raised floors
- Shared kitchen
- Use of meeting rooms
- Male & female toilets
- 2 car parking spaces
- Free on street car parking

## FLOOR AREA

The premises have the following net internal floor area:

Second Floor Area: 530 sq ft (49.24 sq m)

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



## RENT

The premises are available at an inclusive rent of £18,500 per annum.

## TERMS

The premises are available by way of a lease for a minimum fixed period of 18 months inclusive of business rates and service charges.

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

All rents are subject to VAT.

## EPC

The property has the following EPC rating: C ( 74).

A copy of the certificate is available upon request.

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
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