

TO LET

OFFICES

Jessop & co



Burgundy House, 25 The Foresters, Harpenden, AL5 2FB

- Located just off the High Street
- Modern open plan second floor offices
- 828 sq ft (76.93 sq m)
- Air-conditioned
- Car parking available

Burgundy House, 25 The Foresters, High Street, Harpenden, AL5 2FB

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

Burgundy House is located on the eastern side of the High Street on the Foresters which is situated just off Bowers Parade close to Strutt & Parker and Keech Hospice.

There is free on street car parking along the High Street whilst numerous pay & display car park are close by.

DESCRIPTION

Burgundy House comprises a modern office development providing attractive office accommodation arranged over ground and two upper floors.

The available accommodation is located on the second floor and is accessed by a communal entrance and an 8 person passenger lift. The offices are predominantly open plan with a board room/meeting room with glazed partitioning.

The office accommodation benefits from the following amenities:

- 8 person passenger lift
- Air-conditioning
- Double glazing
- Kitchen
- Male & female toilets
- Car parking available
- Free on street car parking
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor area:

Second Floor Area: 828 sq ft (76.93 sq m)

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

RATING

The second floor has a Rateable Value of £12,500.

The Rateable Value is just above the threshold for small business rates relief but an occupier may still qualify for a substantial discount in the business rates payable due to tapered relief (subject to meeting the necessary criteria). Further details are available upon request.

RENT

The premises are available at a rent of £20,700 per annum.

TERMS

The second floor 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 ingoing tenant.

LEGALCOSTS

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

VAT

All rents and service charges are subject to VAT.

EPC

The property has the following EPC rating:

C - 59

Copies of the certificate are available upon request.

For viewings and further information please contact the sole agent:

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

Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or 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 and is advised that interested parties arrange for qualified 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. Sept 2020.

