

TO LET

OFFICES

Jessop & co



70c High Street, Harpenden, AL5 2SP

- Vibrant High Street location
- Open plan first floor offices
- 326 sq ft (30.29 sq m)
- Air-conditioned
- Suitable for a variety of uses
- Car parking available

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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

70c High Street occupies a prominent location on the west side of the High Street surrounded by many high quality independent retailers and restaurants resulting in a thriving local economy.

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

DESCRIPTION

The premises are located at first floor of this character property and currently comprises an interconnecting suite of offices extending to 326 sq ft but having the potential to subdivide to form individual suites of 151 sq ft and 175 sq ft.

The office accommodation benefits from the following amenities:

- 328 sq ft (can be split)
- Suitable for co-sharing
- Potential to create 4 or 5 workstations
- Air-conditioning
- Intruder alarm
- Kitchen facilities
- Male & female toilets
- 1 demised car parking space
- Free on street car parking
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor areas:

Suite C2:	151 sq ft (14.03 sq m)
Suite C3:	175 sq ft (16.26 sq m)

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

RATING

The premises have the following Rateable Value:

Suites C2 & C3: £6,072

The Rateable Value is below the threshold for small business rates relief and an occupier will pay no business rates subject to meeting the necessary criteria. Further details are available upon request.

RENT

The premises are available at a rent of £8,900 per annum which equates to only £742 per calendar month or £148 per month per potential workstation.

TERMS

The premises are 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.

LEGAL COSTS

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

VAT

No VAT is payable.

EPC

To be provided.

For viewings and further information please contact the joint letting agents:

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