

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

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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

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

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