

# TO LET

## OFFICES

# Jessop & co



## 8 Victoria Road, Harpenden, AL5 4EB

- Modern self-contained office building
- 1,184 sq ft (110 sq m)
- Located close to Harpenden railway station
- Air-conditioning
- Roof terrace
- Suitable for a variety of uses

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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 Victoria Road within Harpenden town centre just to the west of Station Road and a short walk from Harpenden Railway Station and the towns shopping and restaurant facilities.

## DESCRIPTION

8 Victoria Road comprises a modern self-contained office building offering stunning office accommodation arranged over three floors benefiting from under floor heating, toilet & kitchen facilities, a roof terrace and one car parking space. On street parking is available on Victoria Road and there are a number of pay & display car parks close by.

The office accommodation benefits from the following amenities:

- Air-conditioning
- Under floor heating
- Roof terrace
- Double glazing
- Kitchen
- Toilets
- Car parking
- Free on street car parking
- Adjacent to town centre amenities

## FLOOR AREA

The premises have the following internal floor areas

Second Floor:	296 sq ft (27.53 sq m)
First Floor:	551 sq ft (51.21 sq m)
Ground Floor:	337 sq ft (31.29 sq m)
<b>Total:</b>	<b>1,184 sq ft (110.03 sq m)</b>

Floor areas are in accordance with IPMS: Office Buildings.

## RATING

The property has a Rateable Value of £13,500.

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 property is available at a rent of £35,000 per annum excluding VAT.

## TERMS

Available by way of a full repairing and insuring lease for a term to be agreed.

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

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

## VAT

VAT is applicable.

## EPC

The property has the following EPC rating:

C - 59

Copies of the certificate are available upon request.

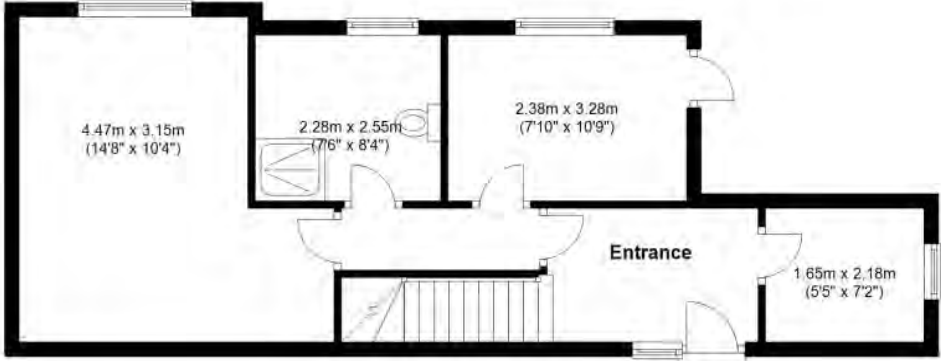
**For viewings and further information please contact the sole agent:**

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

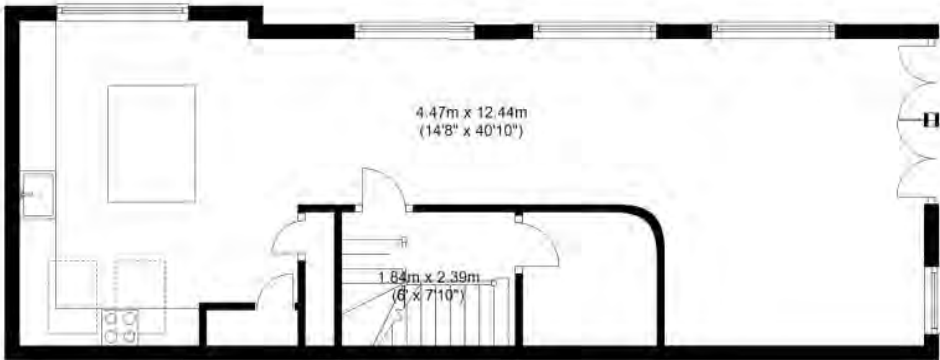
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**Ground Floor**



**First Floor**



**Second Floor**

