

TO LET OFFICES

Jessop &co



1 Waterside, Station Road, Harpenden, AL5 4US

- Prestigious offices
- 453 sq ft (42.08 sq m)
- Flexible inclusive lease terms
- Air-conditioned
- Raised floors

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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

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 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 having the benefit of a kitchen.

The accommodation benefits from the following amenities:

- Passenger lift
- Air-conditioning
- Double glazing
- Raised floors
- Kitchen
- Male & female toilets
- Free on street car parking

FLOOR AREA

The premises have the following net internal floor area:

Offices:	377 sq ft (35.03 sq m)
Kitchen:	76 sq ft (7.06 sq m)
Total:	453 sq ft (42.09 sq m)

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



RENT

The premises are available at an inclusive rent. Details on application.

TERMS

The premises are available by way of a lease for a minimum fixed period of 12 months inclusive of service charges. A rent deposit may be required depending upon the financial status of the incoming tenant.

BUSINESS RATES

The premises will be subject to a new rating assessment.

The rating assessment will be at a level that a qualifying occupier will benefit from small business rates relief.

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).

For viewings and further information please contact the sole agent:

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