

TO LET OFFICES

Jessop & co



15 Station Road, Harpenden, AL5 4SQ

- Town centre location
- First floor office suite
- 585 sq ft (54.35 sq m)
- Suitable for a variety of uses
- Close to railway station

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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

15 Station Road occupies a prominent location on the south side of Station Road surrounded by many high quality independent retailers and restaurants resulting in a thriving local economy.

There is free on-street car parking along Station Road whilst numerous pay & display car park are close by.

DESCRIPTION

The premises are located on the first floor having the benefit of a dual aspect thereby providing excellent natural daylight.

The office accommodation benefits from the following amenities:

- Close to railway station
- Suitable for a variety of uses
- Excellent natural daylight
- Prominent building
- Kitchen facilities
- Free on street car parking
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor areas:

First Floor: 585 sq ft (54.35 sq m)

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

RATING

The premises will require a new rating assessment.

The Rateable Value is expected to be 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

£17,000 per annum inclusive of service charges subject to stepped increases depending on the length of lease.

TERMS

The premises are available on a new lease with a service charge for the upkeep on the common part areas.

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

VAT is payable.

EPC

To be provided.

For viewings and further information please contact the letting agent:

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