

TO LET OFFICES

Jessop & co



The Gatehouse, 2 High Street, Harpenden, AL5 2TH

- Prominent building overlooking the High Street
- Short walking distance to Harpenden Station
- Refurbished open plan first floor offices
- 1,212 sq ft (112.60 sq m)
- Air-conditioned
- Car parking

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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, Sainsbury's, 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 Gatehouse is located on the west side of Harpenden High Street occupying a prominent position overlooking its junction with Station Road offering high visibility for a potential occupier.

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

DESCRIPTION

The Gatehouse comprises modern office accommodation which is to be substantially refurbished to include air-conditioning.

The available accommodation is located on the first floor and is accessed by a dedicated ground floor entrance accessed from Leyton Road. The offices are predominantly open plan.

The office accommodation benefits from the following amenities:

- Air-conditioning
- Double glazing
- Kitchen
- Male & female toilets
- Parking for three cars
- Free on street car parking
- Numerous public pay & display car parks close by
- Adjacent to town centre amenities

FLOOR AREA

The premises benefit from the following floor area:

First Floor Area: 1,212 sq ft (112.60 sq m)

All floor areas are in accordance with the International Property Measurement Standards (IMPS: Offices).

RATING

The first floor has a Rateable Value of £16,500.

Please note this is not the amount of business rates payable. Further details are available on request.

RENT

The premises are available at a rent of £35,000 per annum.

TERMS

The premises are available to let on a new internal repairing & insuring lease with a service charge to cover the cost of maintaining any common part areas and the 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

All rents and service charges are subject to VAT.

EPC

The property has the following EPC rating: C - 65.

Copies of the certificate are available upon request.

For viewings and further information please contact the sole agent:

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