

# TO LET OFFICES

# Jessop & co



## 82c High Street, Harpenden, AL5 2SP

- Vibrant High Street location
- Self-contained office building
- 463 sq ft (42.99 sq m)
- Ground & first floors
- Suitable for a variety of uses

# 82c High Street, Harpenden, AL5 2SP

## 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

82c High Street occupies a prominent location on the west side of the High Street surrounded by many high quality independent retailers and restaurants resulting in a thriving local economy.

The premises are located to the rear of 82 High Street accessed by way of a side road between Kwik Fit and Kohan Restaurant.

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

## DESCRIPTION

The property comprises a self-contained office building arranged over ground and first floors which has been refurbished and benefits from the following amenities:

- Refurbished
- Suitable for co-sharing
- LED lighting
- Intruder alarm
- Kitchen facilities
- Toilet
- Free on street car parking
- Adjacent to town centre amenities

## FLOOR AREA

The premises have the following net internal floor areas:

Ground Floor:	234 sq ft (21.74 sq m)
First Floor:	229 sq ft (21.25 sq m)
<b>Total:</b>	<b>463 sq ft (42.99 sq m)</b>

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

## RATING

The property has a Rateable Value of £11,250.

The Rateable Value is 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

£15,000 per annum excl VAT.

## TERMS

The premises are available on new full repairing & insuring lease.

A rent deposit will be required.

## LEGAL COSTS

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

## VAT

VAT is payable on all rents.

## EPC

B (46).

**For viewings and further information please contact the letting agents:**

**Paul Jessop MRICS**  
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50 metres

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