

TO LET OFFICES

Jessop & co



Aston Court, 3 Marlborough Park, Harpenden, AL5 1NL

- Detached modern office building
- 5,398 sq ft (501.52 sq m)
- Air-conditioned
- Raised floors
- 22 car parking spaces

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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

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small and medium sized businesses.

Southdown forms a major residential area to the south of Harpenden. Harpenden town centre and railway station approximately 0.75 miles (1.2 km) to the north. Harpenden Station provides a fast and frequent rail service to London St Pancras International and the City of London with a fastest journey time of 26 minutes.

SITUATION

Aston Court is situated at the entrance to the Southdown Industrial Estate, an established commercial area located off the Southdown Road which links the town centre with the adjoining commercial area of which is served by a Co-op supermarket and a wide range of independent retailers and food outlets.

DESCRIPTION

Aston Court comprises a modern detached office building constructed in the early 2000's benefiting from the following specification:

- Air-conditioning
- Raised floors
- Double glazing
- Suspended ceilings with category II lighting
- Male & female toilets
- Kitchen
- 22 car parking spaces

FLOOR AREA

The premises have the following net internal floor area:

Ground Floor: 2,655 sq ft (246.67 sq m)
First Floor: 2,743 sq ft (254.85 sq m)

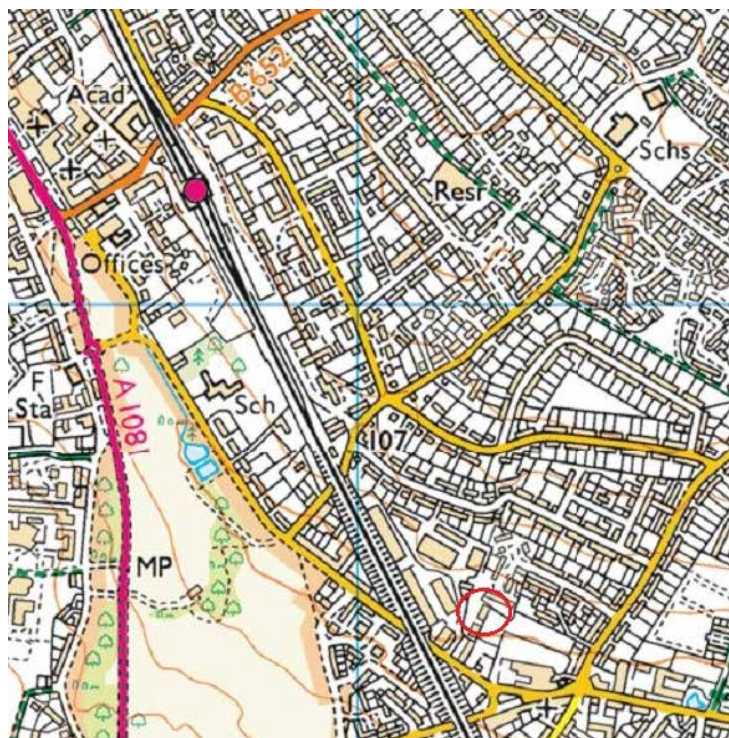
Total: 5,398 sq ft (501.52 sq m)

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

RATING

The current Rateable Value is £107,000.

Please note this is not the amount of business rates payable.



RENT

Aston Court is available at a rent of £135,000 per annum excl VAT.

TERMS

The property is available to let on a new full repairing & insuring lease for a term to be agreed.

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

VAT

All rents are subject to VAT.

EPC

The property has the following EPC rating:

B (48)

A copy of the certificate is available.

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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