

# TO LET

## OFFICES

# Jessop & co



## 1a The Forresters, High Street, Harpenden, AL5 2FB

- High Street location
- Modern open plan first floor offices
- Suitable for a variety of uses
- High quality fit out
- Air-conditioned
- 1 car parking space

65 High Street, Harpenden, AL5 2SL

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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

The property is located on the eastern side of the High Street in an established retail location close to many multiple and independent retailers, including Keech Hospice Care, Cook, Clarendon Fine Art, Waitrose, M&S Simply Food and Sainsbury's.

There are numerous pay & display car park close by. Harpenden railway station is within 0.5 miles and a short 10 minute walk away.

## DESCRIPTION

1a The Forresters comprises a modern development providing first floor offices that are suitable for a variety of business uses.

The first floor is arranged to provide self-contained largely open plan offices having the benefit of an entrance from the Forresters adjacent to Friends Hairdressers.

The office accommodation benefits from the following amenities:

- Largely open plan
- Air-conditioned
- LED lighting
- Double glazing
- Under floor trunking
- Toilet
- One car parking space
- Free on street car parking
- Adjacent to town centre amenities

## FLOOR AREA

The premises have the following net internal floor area:

First Floor Area: 698 sq ft (64.85 sq m)

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

## RATING

The first floor has a Rateable Value of £16,000.

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

## RENT

The premises are available at a quoting rent of £20,000 per annum excl VAT.

## TERMS

The first floor is available to let on a new internal repairing & insuring lease with a service charge to cover the cost of maintaining the common parts and exterior of the property.

A rent deposit will be required.

## LEGALCOSTS

Each party is to pay its own legal costs.

## VAT

All rents and service charges are subject to VAT.

## EPC

C (63).

A copy of the certificate is available upon request.

**For viewings and further information please contact the sole agent:**

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