

TO LET

OFFICES

Jessop & co



3 Kinsbourne Court, 96/100 Luton Road, Harpenden, AL5 3BL

- First floor suite
- 724 sq ft (67.26 sq m)
- Refurbished open plan offices
- Air-conditioning to be installed
- Excellent natural light
- 4 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 5 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

Kinsbourne Court is situated one mile north of the town centre fronting the Luton Road and comprises a development of five modern office buildings within walking distance of the town centre and railway station.

DESCRIPTION

3 Kinsbourne Court comprises a modern office building providing attractive office accommodation arranged over ground and two upper floors.

The available accommodation is located on the first floor and is accessed by a communal entrance. The offices are to be refurbished and will provide open plan accommodation to suit a variety of fitouts to accommodate different occupier requirements.

The office accommodation benefits from the following amenities:

- Double glazing
- LED lighting
- Air-conditioning to be installed
- Gas central heating
- Raised floors
- Male & female toilets
- Fibre connection to 300mb
- Door entry system
- 4 car parking spaces
- Within walking distance of town centre & railway station

FLOOR AREA

The premises have the following net internal floor area:

First Floor: 724 sq ft (67.26 sq m)

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

RATING

The premises have a rating assessment of £14,000.

A prospective tenant may qualify for small business rates relief. Further details are available upon request.

RENT

£18,100 per annum excl VAT.

TERMS

The premises are available to let on a new effective full repairing & insuring lease with a service charge contribution.

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

SERVICE CHARGE

A service charge is payable for the upkeep of the common part areas and exterior of the property.

The service charge includes electricity and heating costs.

LEGAL COSTS

Each party is to meet its own legal costs.

VAT

All rents and service charges are subject to VAT.

EPC

The property has the following EPC rating of C (55).

A copy of the certificate is available upon request.

For viewings and further information please contact the sole agent:

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