

TO LET

Jessop &co



Unit B, Batford Mill, Lower Luton Road, Harpenden, AL5 5BZ

- 191 sq ft (17.72 sq m)
- Serviced office suite
- Suitable for 4-6 persons
- First floor
- Inclusive flexible terms
- Car parking available

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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 & medium sized businesses.

The M1 motorway (J9) is approximately 3 miles to the west and is accessed via the A1081. Harpenden Station provides a fast and frequent rail service to St Pancras International with a journey time of approximately 25 minutes.

SITUATION

Batford Mill forms an established industrial estate located on the B653 Lower Luton Road which links Luton with Welwyn Garden City. Harpenden Railway Station is 1 mile to the south west.

DESCRIPTION

The property comprises a serviced office property with a first floor office suite available benefiting from the following features:

- Gas heating
- Air-conditioning
- LED lighting
- Entry phone system
- Suitable for 4-6 persons
- Car parking available

FLOOR AREA

The property has the following net internal floor area:

First Floor Offices: 191 sq ft (17.72 sq m)

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

RATING

The unit has a Rateable Value of £3,400. Please note this is not the amount of rates payable.

The premises benefit from Small Business Rates Relief so a qualifying occupier will not pay business rates. Further details on request.



TERMS

The premises are available by way of a new lease for a term of two years.

QUOTING RENT

£750 per calendar month inclusive of service charges.

LEGAL COSTS

The tenant is to contribute to the landlord's reasonable legal fees.

VAT

VAT will be payable.

EPC

The property has an EPC rating of C (71).

A copy of the certificate is available upon request.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS
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