

TO LET OFFICES

Jessop & co



Arden House, Arden Grove, Harpenden, AL5 4SL

- Located close to Harpenden Station
- Refurbished first floor offices
- 1,704 sq ft (158.32 sq m)
- Close to town centre amenities
- 2 allocated car parking spaces

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LOCATION

Harpenden is a thriving commuter town having a resident population of close to 30,000 and is situated approximately 5 miles north of St Albans

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

SITUATION

Arden House is located on the east side of Arden Grove close to its junction with Station Road and within a short walk of Harpenden Station with its fast rail connections to central London.

There is on-street car parking along Arden Grove and Station Road whilst numerous pay & display car park are close by.

DESCRIPTION

Arden House comprises a modern office building arranged over ground and two upper floors.

The available accommodation is located on the first floor and is accessed by a communal entrance to the front of the property leading to a staircase serving each floor. The offices have been fully refurbished and are open plan.

The office accommodation benefits from the following amenities:

- Suspended ceilings with LED lighting
- New carpet
- Double glazing
- Kitchen facilities
- Refurbished male & female toilets
- 2 allocated car parking spaces
- On-street car parking
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor area:

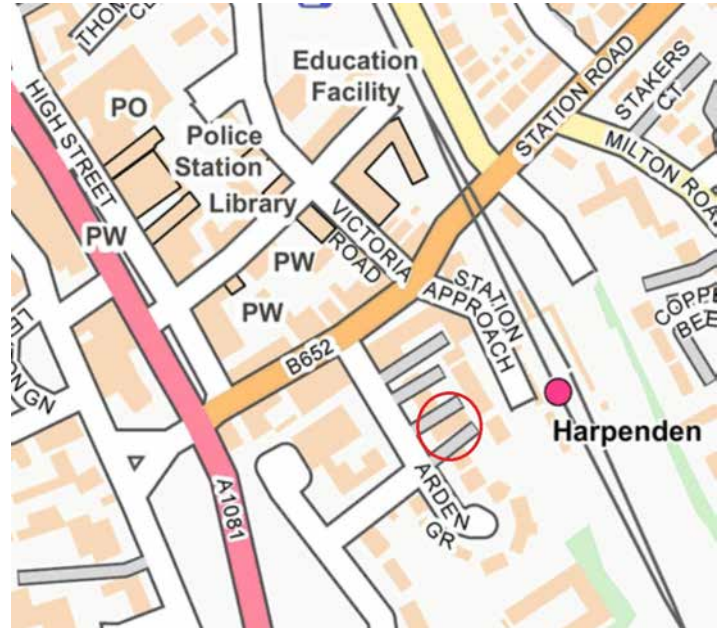
First Floor Area: 1,704 sq ft (158.32 sq m)

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

RATING

The premises will require a new rating assessment.

Further details upon request.



RENT

The premises are available at a rent of £42,600 per annum.

TERMS

The first floor is available to let on a new lease. A service charge will be payable. Electricity is charged based on consumption.

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

LEGAL COSTS

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

VAT

All rents and service charges are subject to VAT.

EPC

The property has the following EPC rating:

C - 61.

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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paul@jessopco.co.uk

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