

# 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

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

## 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 have been refurbished and provide open plan accommodation to suit a variety of fit-outs to accommodate different occupier requirements.

The office accommodation benefits from the following amenities:

- Double glazing
- LED lighting
- Data cabling
- 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 joint sole agents:**

**Paul Jessop MRICS**  
**Jessop & Co**  
**01582 346110**  
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or our joint agents:

**Brasier Freeth**  
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