

TO LET OFFICES

Jessop &co



Burgundy House, 24 The Foresters, Harpenden, AL5 2FB

- Located just off the High Street
- Modern first floor offices
- 660 sq ft (61.25 sq m)
- Open plan with two glass partitioned offices
- Air-conditioned
- Car parking

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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

Burgundy House is located on the eastern side of the High Street on the Foresters which is situated just off Bowers Parade close to Strutt & Parker and Keech Hospice Care.

There is on street car parking along the High Street whilst numerous pay & display car parks are close by.

DESCRIPTION

Burgundy House comprises a modern office development 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 and an 8 person passenger lift. The offices are open plan having the benefit of two glass partitioned offices and a kitchenette.

The office accommodation benefits from the following amenities:

- 8 person passenger lift
- Air-conditioning
- Double glazing
- Communal toilets
- Kitchen facilities
- 1 car parking space
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following gross internal floor area:

First Floor: 660 sq ft (61.25 sq m)

All floor areas are in accordance with IMPS 2 (Gross Area).

RATING

The premises have a Rateable Value of £13,250.

A qualifying occupier will benefit from the tapering relief provisions of the Small Business Rates Relief Scheme.

Further details on request.

RENT

The premises are available at a rent of £18,150 per annum.

TERMS

The first floor suite is available to let on a new lease for a term to be agreed.

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

A service charge & building insurance contribution will be payable.

VAT

All rents & payments are subject to VAT.

EPC

The property has the following EPC rating:

B - 49

A copy of the certificate is available.

For viewings and further information please contact the sole agent:

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