

TO LET OFFICES

Jessop & co



Burgundy House, 22 The Foresters, Harpenden, AL5 2FB

- Located just off the High Street
- Modern ground floor offices
- Dedicated entrance
- 355 sq ft (32.99 sq m)
- 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 5 miles north of St Albans

Major retailers in the town include Waitrose, Sainsburys M&S Simply Food, Boots and TG Jones 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 paid 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 ground floor having the benefit of its own entrance. The offices are currently partitioned to form a reception area with two meeting rooms but capable to re-configuration to create a variety of options to suit different occupier requirements.

The office accommodation benefits from the following amenities:

- Air-conditioning
- Double glazing
- Communal toilets
- Kitchen facilities
- 1 car parking space
- Dedicated entrance
- Adjacent to town centre amenities

FLOOR AREA

The premises have the following net internal floor area:

Ground Floor: 355 sq ft (32.99 sq m)

All floor areas are in accordance with IMPS 3 (Net Area).

RATING

The premises have a Rateable Value of £11,999. A qualifying occupier will benefit from exemption to business rates.

RENT

The premises are available at a rent of £12,000 per annum.

TERMS

The ground floor suite is available to let on a new lease for a term to be agreed. A rent deposit may be required.

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 - 50



For further information or to arrange a viewing, please contact:

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