TO LET
OFFICES

Jessop & co



Harpenden Hall, Southdown Road, Harpenden, AL5 1TE

- Town centre location
- Close to Harpenden railway station
- Ground floor character offices
- 357 sq ft
- Flexible terms
- Car parking available

65 High Street, Harpenden, AL5 2SL

T: 01582 346110
www.jessopco.co.uk

Harpenden Hall, Southdown Road, Harpenden, AL5 1TE

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

Harpenden Hall comprises an historic office building located on the edge of the town centre and set within landscaped grounds overlooking Harpenden Common.

The property is a short walk from the High Street and Harpenden railway station. Rothamsted Park and Harpenden Leisure centre are close by.

Car parking is available at the rear of the property whilst there is paid on-street parking and numerous pay & display car parks close by.

DESCRIPTION

The available accommodation is located on the ground floor within this historic listed building.

The office accommodation benefits from the following amenities:

- Self-contained
- Open plan
- Shared kitchen
- Communal shower facilities
- Alarm system
- Data cabling
- Close to Harpenden railway station
- Demised car parking available

FLOOR AREA

The premises have the following net internal floor areas:

Ground Floor Offices: 357 sq ft (33.16 sq m)

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

RATING

The premises have the following Rateable Value:

Ground Floor Office G4: £8,700

A qualifying occupier may benefit from an exemption from business rates as provided for by the Small Business Rates Scheme.

RENT

The premises are available at a rent of £8,925 per annum.

TERMS

The premises are available to let on a new internal repairing & insuring lease for a term of two years.

A service charge is payable to cover the cost of electricity consumption, heating, cleaning and maintaining the common parts and exterior of the property.

Four car parking spaces are available at an additional cost of £750 per space.

A rent deposit will be required.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

VAT is not payable.

EPC

D (87).

A copy of the certificate is available upon request.

For viewings and further information please contact the sole agent:

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