



- Self-contained first floor offices
- Good natural light
- Prime location within Harpenden town centre
- Local car parks nearby
- Harpenden Station: 0.6 miles from the property
- WC & Kitchenette

Georgia Strazza  
georgia.strazza@argroup.co.uk

01727 843232

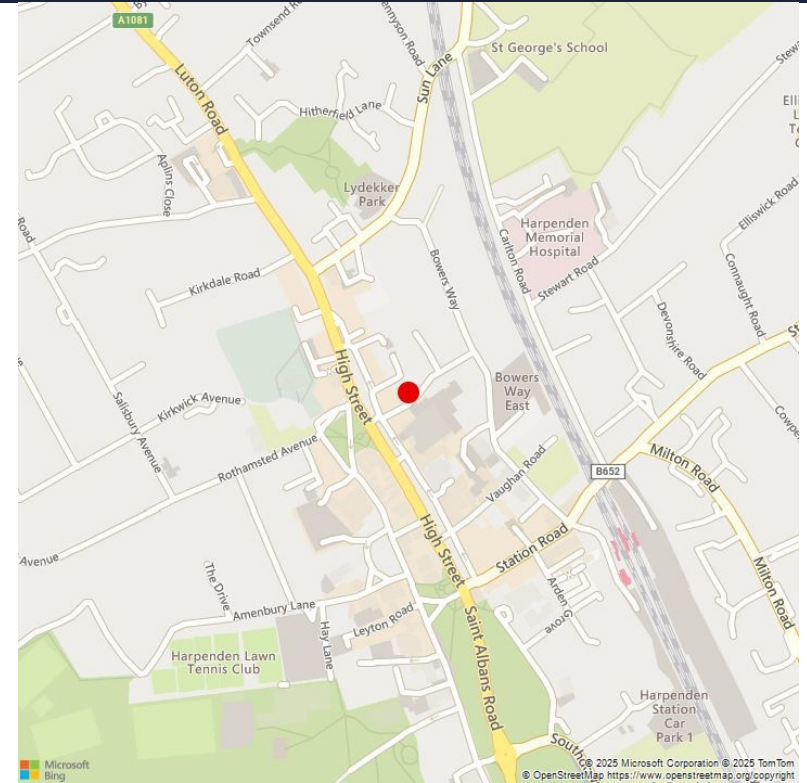
3 Thompsons Close , Harpenden, Hertfordshire, AL5 4ES

Town centre office suites

Approx. 1,312 Sq Ft (121.88 Sq M)

**To Let**

# 3 Thompsons Close , Harpenden, Hertfordshire, AL5 4ES



## Description

The premises is a first floor self contained office space, in a central location in Harpenden. It comprises of kitchenette & WCs, meeting rooms, open plan office space and storage rooms. Positioned with good transport links to London, Luton, and St Albans.

## Location

The property is located in central Harpenden, close to the high street. Thompsons Close is often used as a walkway from car parks on Bowers Parade and the high street.

### Rail:

Harpenden Station: 0.7 miles  
London St Pancras: 23 miles  
Luton: 6 miles  
St Albans: 8 miles

### Road:

M1 Motorway: 3.5 miles  
London: 28 miles  
Luton: 6 miles

## Floor Area

First floor office 1,312 Sq Ft 121.88 Sq M

## Rent

£29,950 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

From online enquiries, we understand the current rateable value is £28,500 with rates payable in the order of £14,221.5 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C-73

## Legal Costs

Each party is to be responsible for their own legal costs.

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

**AITCHISON RAFFETY**  
www.argroup.co.uk



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