



**AITCHISON
RAFFETY**



- 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

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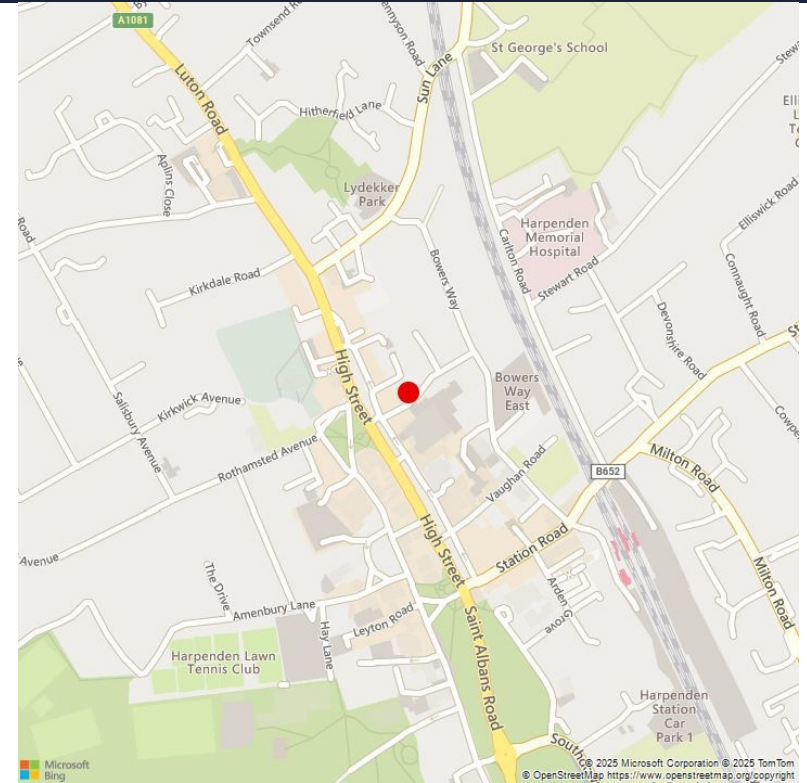
3 Thompsons Close , Harpenden, Hertfordshire, AL5 4ES

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:

Harpden 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
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AITCHISON RAFFETY

www.argroup.co.uk



INVESTORS IN PEOPLE
We invest in people Silver



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