



HARPENDEN

PRESTIGE OFFICES

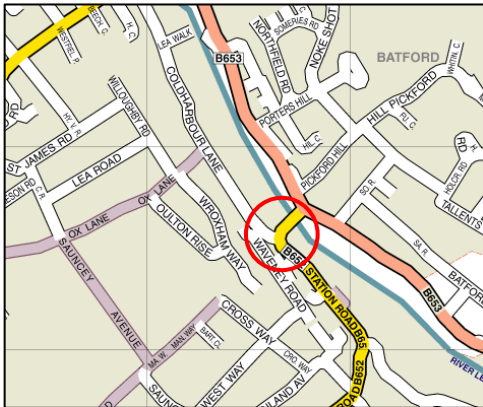
565 ft² (52.45 m²)

Available on Flexible Lease Terms

TO LET



1 WATERSIDE STATION ROAD AL5 4US



- air conditioning
- suspended ceilings with inset cat II lighting
- double glazing
- carpet tiled floors with under-floor trunking
- high quality fit out
- passenger lift
- male/female (disabled) WCs & shower
- shared kitchen facilities
- manned reception
- communal meeting room
- 3 car parking spaces

Location

The Waterside development is located at the junction of Station Road and Coldharbour Lane approximately one mile to the east of Harpenden town centre and the mainline railway station. Harpenden itself is situated approximately equidistant between St Albans and Luton and is in close proximity to Junctions 9 and 10 of the M1, therefore providing excellent access to the national motorway networks. View this location at www.streetmap.co.uk

Accommodation

The available accommodation comprises an office suite within this high specification office building. The offices are available with 24/7 access, full disabled facilities as well as shared kitchen and meeting room. The net internal area is as follows: -

565 ft² (52.45 m²)

Rent

£12 per ft²

Terms

The premises are available either by way of new lease or licence from a minimum fixed period of 18 months upwards.

Rates

The rates payable are to be incorporated within service charge.

Service Charge

A service charge is payable as a contribution towards utility bills and upkeep and maintenance of communal and external areas and management of the building.

Commercial Leasing Code of Practice

Ingoing tenants may wish to obtain further advice from: www.leasingbusinesspremises.co.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

V.A.T.

V.A.T. is payable on the rent and service charge.

Viewings

Strictly by appointment.

Code F10

54-56 VICTORIA STREET, ST ALBANS, HERTS, AL1 3HZ
TEL: 01727 843232 FAX: 01727 843098
e-mail address: stalbans.property@argroup.co.uk



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