

Stimpsons

— CHARTERED SURVEYORS —

3 Holywell Hill
St.Albans
Herts
AL1 1ER



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TO LET

**REFURBISHED
TOWN CENTRE OFFICES**

1,681 Sq Ft



**Arden House
7 Arden Grove
Harpenden
Herts. AL5 4SJ**

Arden House, 7 Arden Grove, Harpenden, Herts. AL5 4SJ

Location

Harpenden is a historical town located approximately equidistant between St Albans and Luton. The premises are situated in Arden Grove, close to its junction with Station Road, in close proximity to the town centre and mainline railway station.

Junctions 9 and 10 of the M1 are within approximately 4 miles distance, providing excellent access to the national motorway network. The mainline railway station provides a direct service to Kings Cross, Moorgate in the City, and Brighton on the South Coast via Gatwick Airport.

Description

The premises comprise that of second floor accommodation of an open plan configuration. A scheme of refurbishment and modernisation is soon to be undertaken, therefore providing accommodation of an excellent specification. Benefits to include:

- Carpeting throughout
- Suspended ceilings
- Category II lighting
- Perimeter trunking
- Kitchenette to each floor
- WC facilities to each floor
- 4 allocated car parking
- Additional off site parking may be available

Accommodation

We calculate the approximate net internal floor area to be **156.14M² (1,681 sq ft)**.

Terms

The premises are available on a Full Repairing and Insuring basis for a term of years to be agreed.

Rent

£28,600 per annum exclusive

VAT

Rents are quoted are exclusive of VAT.

Rateable Value

From enquiries with the local rating authority, we are advised of the following:

Rateable value £21,500
Rates payable £ 9,546 p.a (2007/2008)

Interested parties should, however, make their own enquiries with St Albans City & District Council (01727 866100).

Legal Costs

Each party to be responsible for their own legal costs in connection with this transaction.

Viewings

Strictly by appointment via sole agents:

Stimpsons Chartered Surveyors
01727 843162

IMPORTANT - PLEASE ENSURE YOU READ THE FOLLOWING

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