

First Floor Air Conditioned Offices
Approx. 562 sq ft (52.17 sq m)



4 Kinsbourne Court, Luton Road, Harpenden

To Let

- Modern air conditioned offices
- Open plan layout
- Suspended ceilings with recessed cat II lighting
- Raised floors with inset cat V cabling
- Kitchen
- Male and female WCs in common parts
- 3 allocated parking spaces



RICS



INVESTORS IN PEOPLE



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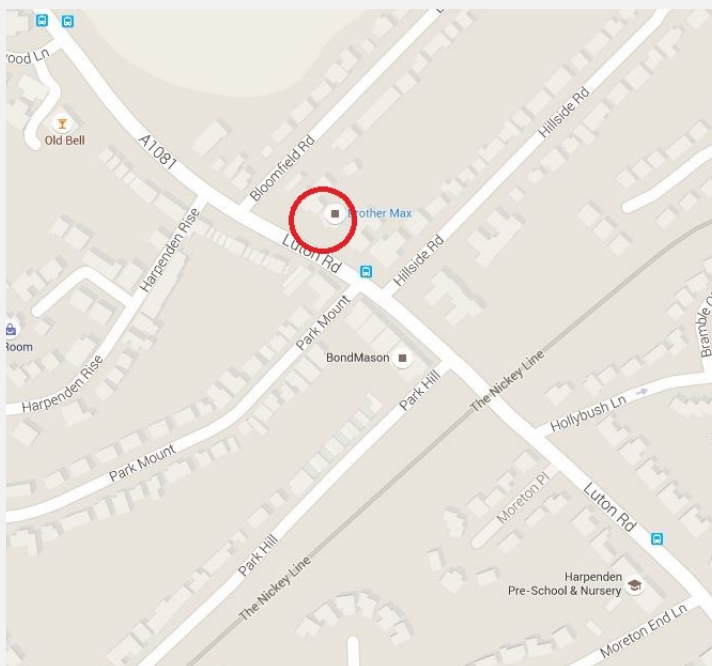
4 Kinsbourne Court
Luton Road
Harpenden
Herts
AL5 3BL

Description

The subject premises comprise the first floor of this three storey modern office building. The suite is predominantly open plan with a separate kitchen/server room and has the benefit of air conditioning, raised floors with inset cat V cabling, suspended ceilings with recessed category II lighting, gas fired central heating, entry phone, alarm system. WCs are situated within the common parts. Externally there are 3 allocated parking spaces.

Location

Harpenden is a historic town located some 7 miles north of St Albans. The premises are situated within Kinsbourne Court, which fronts onto Luton Road some 2 miles from the town centre. The railway station and local motorway network are both within easy reach.



Floor Area

The approximate net internal floor area is:

First Floor	562 sq ft	52.17 sq m
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Rent

£14,050 per annum exclusive.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

From enquiries with the Local Authority we are advised the rates payable are in the order £4,615 per annum although the premises would qualify for small business rates relief which could reduce the amount payable to £0.

Energy Performance Rating

Band C—75

Service Charge

There is a service charge payable for maintenance and upkeep of the external and common parts of the building together with electricity, gas and water utility charges. Currently £3,372 per annum and buildings insurance is currently £212 per annum.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.

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