



**AITCHISON
RAFFETY**



- Second floor suite within modern office building
- Air conditioning
- 14 allocated parking spaces
- Raised floors with inset power and data cabling
- Excellent natural light
- Predominantly open plan
- Full disabled access
- Good EPC- B (41)

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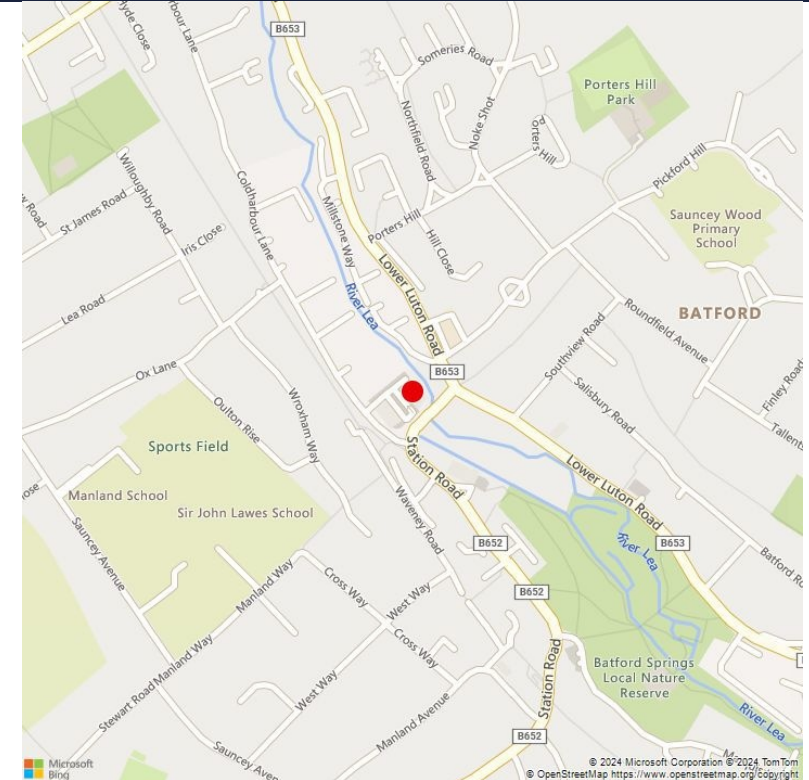
1 Waterside, Station Road, Harpenden, AL5 4US

Modern Office Suite

Approx. 3,359 Sq Ft (312.05 Sq M)

To Let

1 Waterside, Station Road, Harpenden, AL5 4US



Description

The property comprises part of the second floor with a modern office building. It features a predominantly open-plan layout with a few partitioned offices and a board room. Amenities include air conditioning, raised floor, entry phone, shared WC/ shower room and kitchen facilities. Lighting is due to be upgraded to LED.

Within the building, there is also a staffed reception and lift to all floors. The building is fully DDA approved. Externally, there are 14 parking spaces as well as ample on-street parking nearby.

Location

Situated in the Waterside office development on the corner of Station Road and Coldharbour Lane within walking distance of Harpenden train station providing a fast and frequent service to St Pancras (30 mins).

Floor Area

Part Second Floor Suite	3,359 Sq Ft	312.05 Sq M
Total	3,359 Sq Ft	312.05 Sq M

Rent

£84,000 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £88,500 with rates payable in the order of £45,312 per annum.

VAT

All prices quoted will be subject to VAT

Energy Performance Rating

Band B (41)

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Further information is available on request.

Legal Costs

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

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety 01727 843232
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www.argroup.co.uk



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We invest in people Silver



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