Stimpsons

2 Waterside, Station Road, Harpenden, AL5 4US

To Let | 400 to 1,205 sq ft

Modern Offices To Let

Summary

- Rent: £25 per sq ft
- Business rates: £12.22 per sq ft
- VAT: Applicable
- EPC: B (36)
- Lease: New Lease

Description

Located on the ground floor with direct access to the adjacent private parking spaces. The offices benefit from air conditioning, recessed LED lighting, and a suspended ceiling. Raised flooring with full access, floor-mounted power and data connections. The Offices benefits from WC facilities and kitchenette.

The accommodation can be split to provide a suite from 400 sq ft.

Location

The Waterside office complex is prominently located at the intersection of Station Road and Coldharbour Lane.

Harpenden train station and the town centre amenities are within 1 mile and the M1 is within 5 miles.

Accommodation

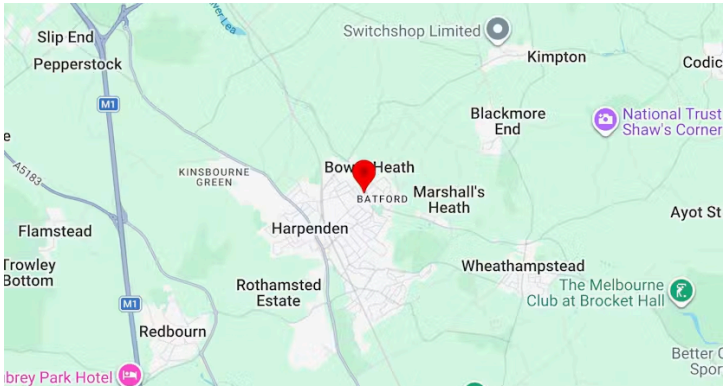
Name	sq ft	sq m	Availability
Ground	400	37.16	Available
Ground - Office	805	74.79	Available
Total	**1,205**	**111.95**	

Key Points

- Prominent corner location
- Self contained modern offices
- LED lighting and raised flooring
- 4 adjacent private parking spaces
- Unrestricted on street parking
- Gated estate
- Short walk to convenience stores

Terms

The office suites are available to let on a new lease for a term to be agreed with the ingoing tenant.



Further information

- View details on our website

Contact & Viewings

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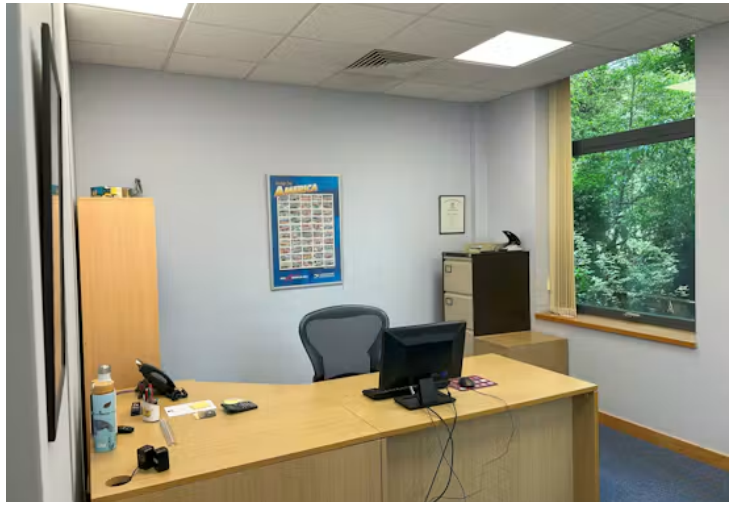
Viewings

Viewings strictly by appointment with Stimpsons (Monday to Friday 9.00-17.30)

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