

Flexible Lease Terms & Incentives | Available Now (Subject to Contract)

3 KINSBOURNE COURT 96-100 LUTON ROAD HARPENDEN

AL5 3BL

bf

brasierfreeth.com

First Floor Office Suite - To Let - 724 Sq.ft

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Office Suite
TO LET

KEY DETAILS

- Double glazing
- Gas central heating
- Raised floors
- Male and female WCs
- Fibre connection to 1gb
- Door entry system
- 4 car parking spaces
- Within walking distance of town centre and railway station

DESCRIPTION

3 Kinsbourne Court comprises a modern office building providing attractive office accommodation arranged over ground and two upper floors. The available accommodation is located on the first floor and is accessed by a communal entrance.

The offices have recently been refurbished and provide open plan accommodation and would suit any number of occupiers.

AMENITIES

 Raised Floors	 Flexible Lease	 Heating
 WCs	 4 Car Parking Spaces	 Door Entry System



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ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
First	724	67.26

This floor area is approximate and has been calculated on a IPMS3 basis.

LOCATION

Harpenden is a thriving market town having a resident population of close to 30,000 and is situated approximately 5 miles north of St Albans. Major retailers in the town include Waitrose, Sainsburys Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants. Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small and medium sized businesses.

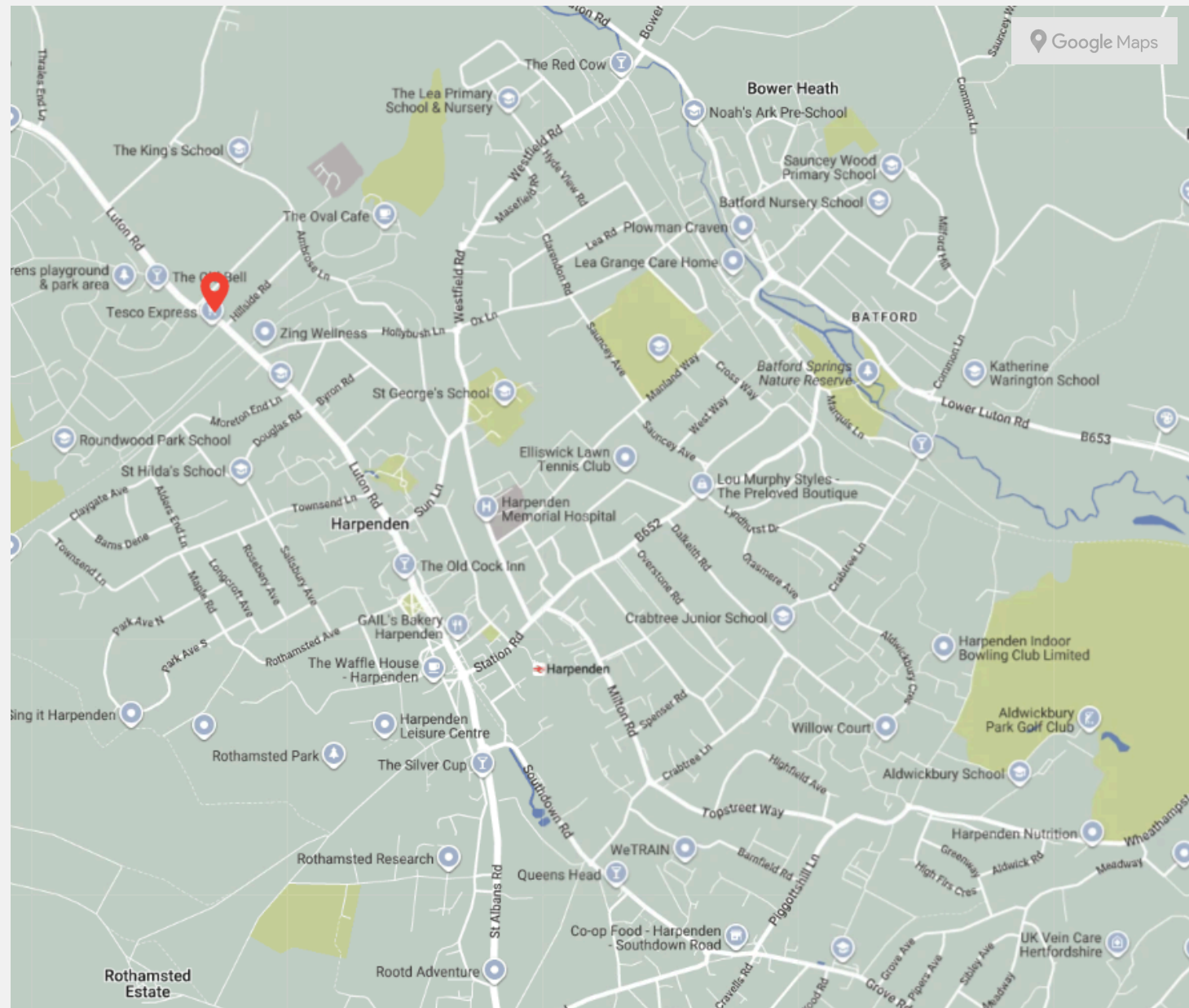
Kinsbourne Court is situated one mile north of the town centre fronting the Luton Road and comprises a development of five modern office buildings within walking distance of the town centre and railway station.

TRANSPORT

-  M1 (Junction 10) - 3 miles
-  M1 (Junction 9) - 4 miles
-  Harpenden Train Station - 1 mile

TERMS

The premises are available to let on a new effective full repairing & insuring lease with a service charge contribution. A rent deposit may be required depending upon the financial status of the ingoing tenant.



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RENT

£18,100 per annum exclusive of VAT.

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts and exterior of the property and includes electricity and heating costs

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £16,250. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, St Albans District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C 55. Details available upon request.

LEGAL COSTS

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

VAT

All rents and service charges are subject to VAT.

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

OCTOBER 2026