

*Last Remaining Suite - Available Immediately*

**SUITE 4 JARMAN HOUSE  
R/O 42 HIGH STREET  
REDBOURNE**

AL3 7LN

# SUITE 4 JARMAN HOUSE REDBOURN

AL9 3LN

Office Suite  
**TO LET**

## KEY DETAILS

- Newly refurbished suite
- Communal male & female WC's
- Self-contained kitchen facilities
- uPVC double glazed windows
- Electric heating
- Perimeter trunking
- One allocated car parking space

## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Suite 4	36.04	388

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

## AMENITIES

 Refurbished Suite	 Spot Lighting	 Electric Heating	 Good Natural Light
 Kitchen	 Communal WCs	 Allocated Parking	 Excellent Transport Links



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## DESCRIPTION

The suite comprises open plan accommodation and is located on the second floor of the office building. The modern suite has recently been refurbished and now benefits from repainted walls, new vinyl flooring and spotlighting.

The suite has one allocated car parking space and heating is provided by wall mounted heaters.

## TERMS

The suite is available to let on a new lease for a term to be agreed.

The lease will be contracted outside the Landlord & Tenant Act 1954.



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## LOCATION

Jarman House is situated at the rear of 42-44 High Street in Redbourn.

Redbourn is a popular village within 2 miles of Junction 9 of the M1 motorway and a further 7.5 miles from Junction 21 of the M25 motorway. St Albans, Hemel Hempstead and Harpenden towns are all within a 4 mile radius giving access to 2 major railway stations.

Jarman House is located directly opposite the newly opened Co-op convenience store and other local amenities including Seans Bakery, The Pudding Stop (Bakery), The Old Cottage Fish & Chips and The Bike Loft.

## TRANSPORT



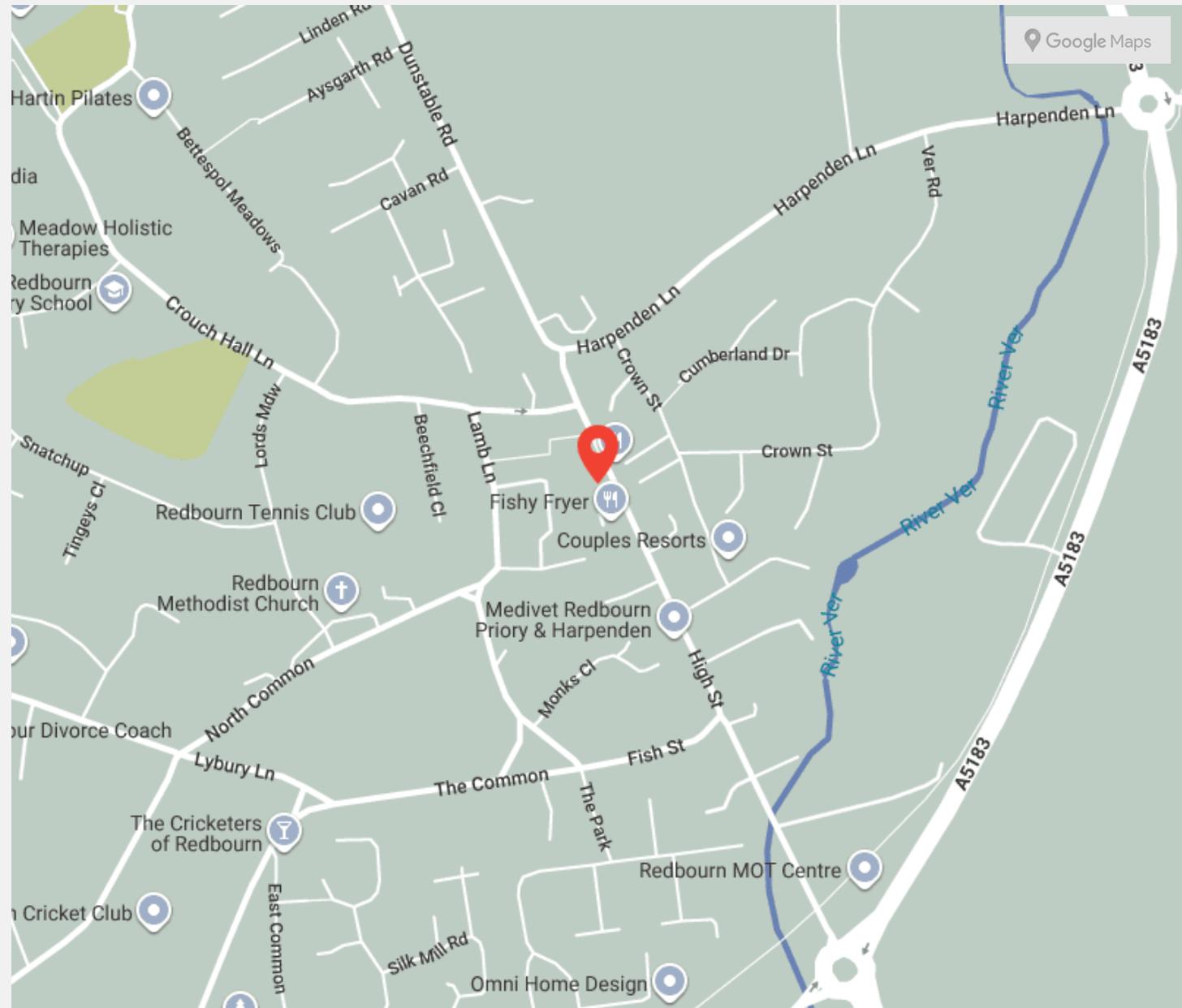
M1 Junction 9 - 2 miles



M25 Junction 21 - 7.5 miles



2 Major Railway Stations - 4 mile radius



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## RENT

£7,000 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £4,450. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, St Albans City & 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 E 116. Details are available upon request.

## LEGAL COSTS

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

## VAT

The property is not VAT registered.

# CONTACT

GET IN TOUCH

JULY 2025

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DECEMBER 2025