

# 5 KINSBOURNE COURT 96-100 LUTON ROAD HARPENDEN

AL5 3BL



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Office Suite  
**TO LET**

## KEY DETAILS

- Self-contained office suite
- 6 car parking spaces
- Raised floor with inset Cat V cabling
- Suspended ceilings with inset Cat II lighting
- Central heating
- Male and female WCs
- Tea point
- 6 person passenger lift

## DESCRIPTION

The premises comprise a self-contained first floor office suite within a modern multi let building.

The offices are currently partitioned into six rooms with an open plan office space in the centre. They can be offered as they are or predominately open plan with two partitioned office/meeting rooms and a tea point. Furniture can be included or excluded.

The suite benefits from 6 allocated car parking spaces.

## AMENITIES

 Raised Floors	 CAT II Lighting	 Heating	 Tea Point
 WCs	 6 Person Lift	 6 Car Parking Spaces	



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## ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
First	1,088	101.10

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

## LOCATION




Harpenden is an affluent commuter town with excellent transport links situated circa 30 miles north of central London. The property is located just off Luton Road, 1 mile and 20 minutes' walk from Harpenden town centre.

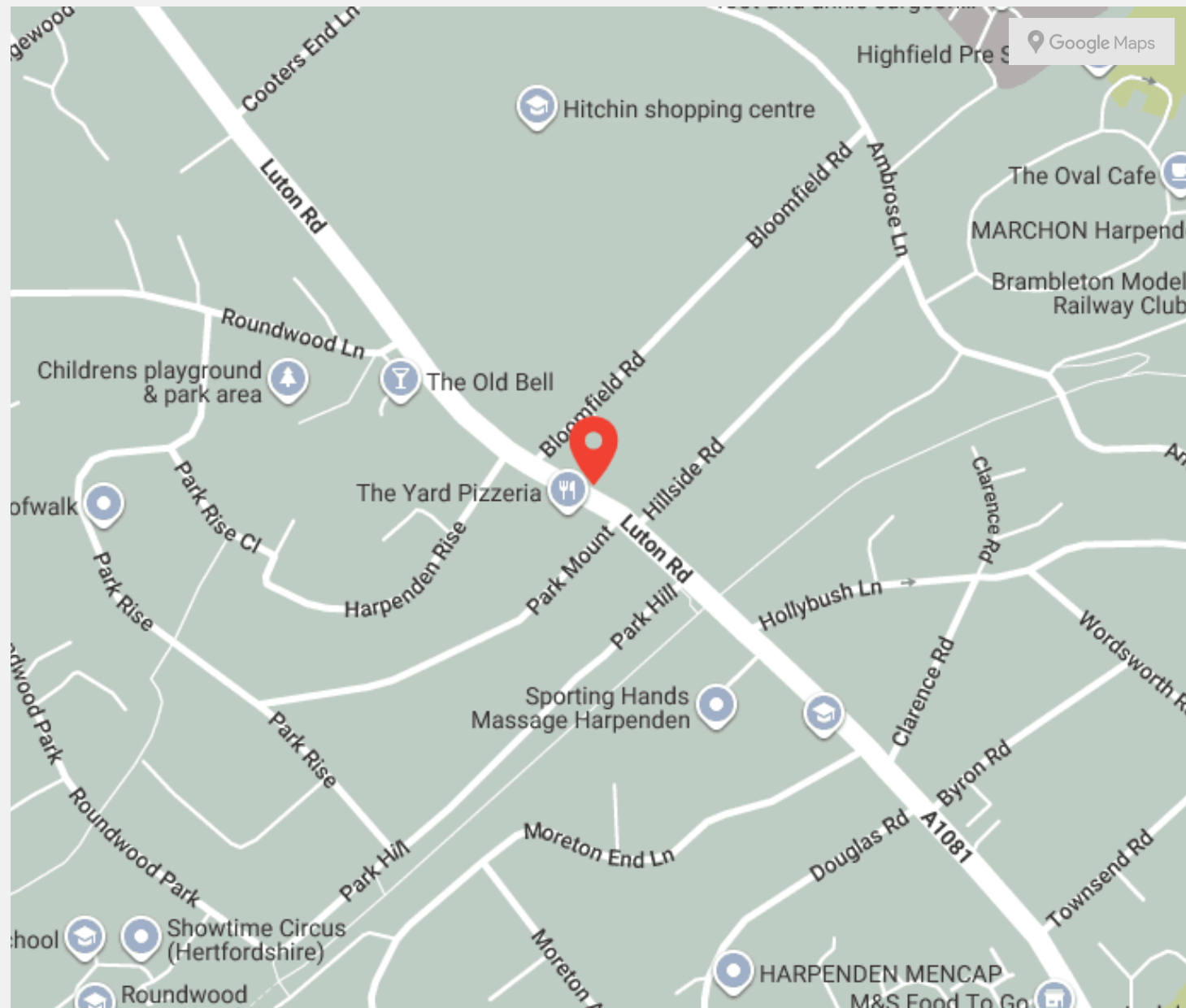
Junction 10 of the M1 is 3 miles to the north, Junction 9 of the M1 is 4 miles to the west and Junction 5 of the A1 (M) is 7 miles to the east. The M25 (Junction 21) is approximately 11 miles to the south via the M1.

Harpenden railway station is on the Thameslink line with a fast and frequent service to St Pancras International (fastest journey time 27 minutes), with further stops in the City, Gatwick Airport and Brighton.

Luton airport is approximately 5 miles to the north. Heathrow and Stansted airports are 35 and 45 miles distant from the property.

## TRANSPORT

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



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## TERMS

The accommodation is available on a new lease upon terms to be agreed.

## RENT

£27,200 per annum exclusive.

## SERVICE CHARGE

There is a service charge which includes heating and electric costs, cleaning and maintenance of the building, external grounds and car park.

## BUSINESS RATES

Business rates are to be reassessed.

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 B 48. Details available upon request.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH

*Elliot Fletcher*

07523 801153

elliott.fletcher@brasierfreeth.com

*Issy Wash*

07704 574560

issy.wash@brasierfreeth.com

*Brasier Freeth*

enquiries@brasierfreeth.com