



First Floor, 15 Station Road, Harpenden, AL5 4SQ

To Let | 435 sq ft

Self Contained First Floor Office

## Summary

- Rent: £12,000 per annum Inclusive of service charge
- Business rates: £6,480 per annum Rates payable from 2026/2027
- VAT: Applicable
- Lease: New Lease

## Description

The property comprises first floor offices benefiting from good natural light, tea point and two WCs.

The suite is currently arranged as two offices but with demountable partitions could be configured to an open plan area.

## Location

The unit is prominently located on the Station Road close to the station and only 100 metres from the prime retail parade of the High Street.

## Key Points

- Prominent High Street location
- Close to station and main thoroughfare
- On street parking available immediately outside property
- LED Lights
- Door entry system
- 2 X WC'S
- Heating, Electric and Water are included in the rent.

## Terms

The property is available by way of a new lease for a term to be agreed with the ingoing tenant.



## Further information

- [View details on our website](#)

## Contact & Viewings



Harrison Hobbs

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## Viewings

Strictly by appointment via sole agent.

**Stimpsons**

## Accommodation

Name	sq ft	sq m
1st - Office	435	40.41
<b>Total</b>	<b>435</b>	<b>40.41</b>



