



### ■ Key features

- Walking distance to the mainline Thameslink Train Station
- Open plan central office
- Meeting room
- Kitchen
- LED lighting
- 3 car parking spaces
- Excellent fibre optic connection up 300mb
- Door entry & security alarm systems

### ■ Description

Kinsbourne Court comprises of five purpose-built office buildings fronting Luton Road, within walking distance of Harpenden town centre and the Thameslink railway station.

This suite offers a second-floor modern open plan working space with kitchen facility and partitioned meeting room. Access is via a communal entrance and stairwell. The suite benefits from recently installed LED lighting, Air Conditioning and raised floors with Cat 5 cabling. The Kinsbourne Court estate operates excellent fibre connection with speeds up to 300mb. There are 3 parking spaces allocated and local residential road parking available.

### ■ Accommodation

The approximate net internal floor area:

Second Floor	668 Sq. ft	62.05 Sq. m
--------------	------------	-------------

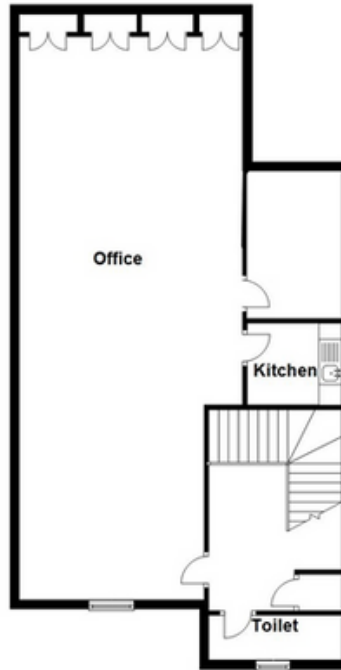
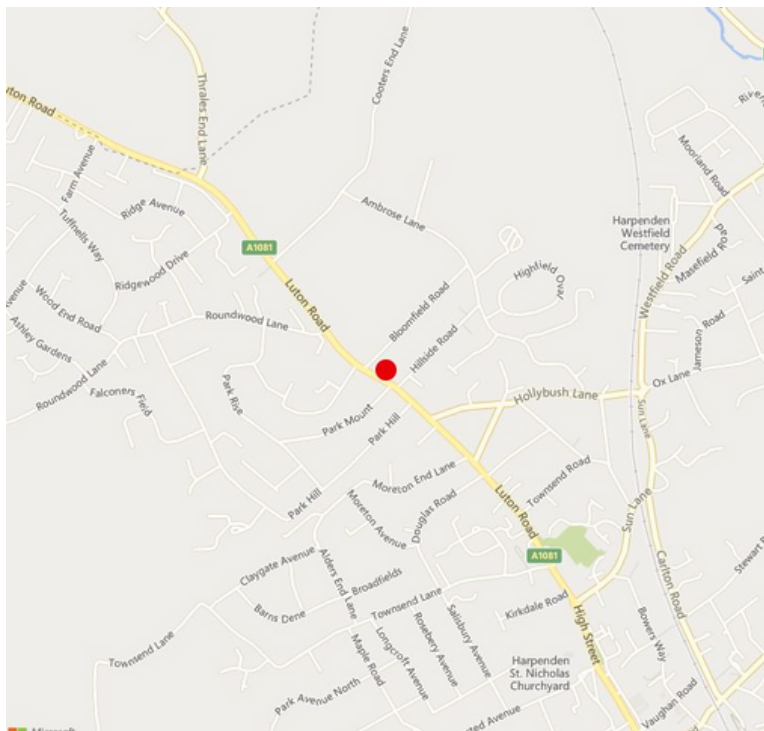
**For viewings contact:**

**brasierfreeth.com**

**Felix Sharman**  
01442 298810  
felix.sharman@brasierfreeth.com

**Alex Doyle**  
01923 205527  
alex.doyle@brasierfreeth.com

**Or joint agent**  
Paul Jessop  
paul@jessopco.co.uk



## Location

Harpenden is a prosperous commuter market town with excellent transport links and a population close to 30,000. The town centre offers a range of retail facilities including Waitrose, Sainsburys and Mark & Spencer's, alongside a collection of independent retailers and restaurants.

Harpenden Thameslink train station	0.9 Miles
M1 (Junction 10)	3.0 Miles
A1(M) (Junction 5)	7.2 Miles
M25 (Junction 21)	11.0 Miles

Harpenden railway station is on the Thameslink Line operating fast and frequent services to St Pancras International (Fastest journey - 27 minutes).

## Terms

The accommodation is available by way of a new lease with terms to be agreed.

## Rent

Available at a quoting rent of £16,700 per annum exclusive.

## Service charge

The service charge is inclusive of: Central heating, electricity usage, cleaning of the common parts, refuse collection, building maintenance and external grounds upkeep. Estimated at £6.50 per Sq. Ft.

## Rates

From verbal enquiries the rateable value is £8,500 for 2021/22. The Rateable Value falls below the threshold for small business rates relief and therefore none should be payable.

## EPC

Rating Band – C / 58.

## Legal costs

Each party are to be responsible for own legal costs.

## VAT

All prices quoted will be subject to VAT.

October 2021

**brasierfreeth.com**

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 quotes are exclusive of VAT which may be payable. In accordance with the current Anti-money laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete transactions. 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 this link >

