



1 WATERSIDE

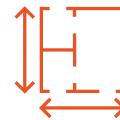
SUITE 7, SECOND FLOOR
Station Road, Harpenden AL5 4US



SMART, MODERN AND WELL-CONNECTED

THIS MODERN, LIGHT-FILLED AND FITTED-OUT OFFICE SPACE IS CONVENIENTLY LOCATED CLOSE TO HARPENDEN STATION.

With a welcoming reception area, open-plan office space, one private office, two conference rooms and kitchen facilities, Suite 7 is a well-designed and inspiring home for your business and staff.



3,412
SQFT



£25/SQFT
PER ANNUM



£7/ SQFT
SERVICE CHARGE



14 CAR PARKING
SPACES
(1:244SQFT)



2 EV
CHARGERS



SECURE BIKE
STORAGE



CCTV



EPC
RATING B



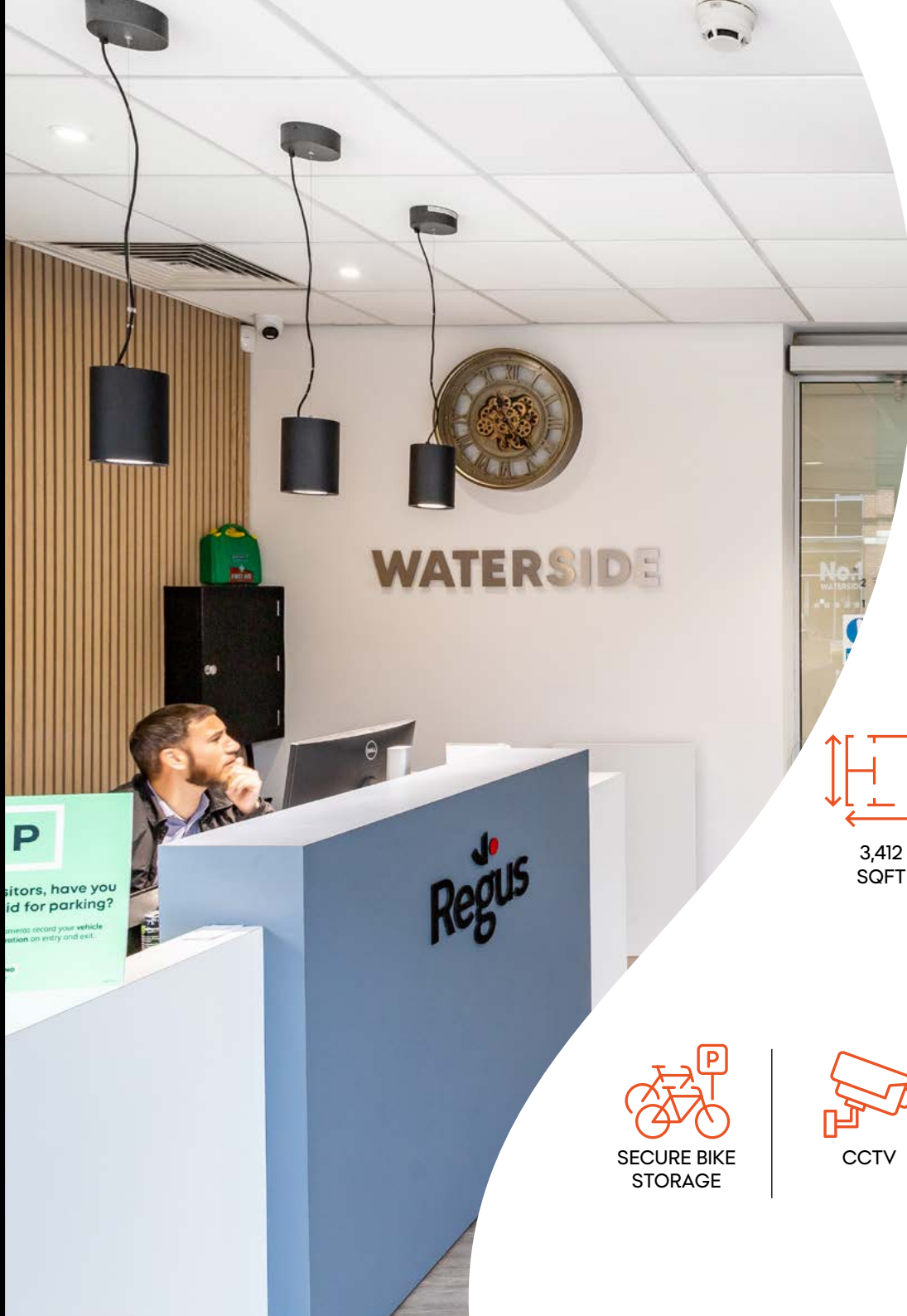
HARPENDEN
STATION 1 MILE



A1
7.4 MILES



M1
5.3 MILES





HIGH QUALITY WORKSPACE

- Fibre connected internet with 10,000Mb/s speed
- High performance Meraki WiFi
- Fitted-out as standard office
- Extra meeting rooms available on lower floor
- Kitchen facilities and 2 modern teapoints
- Fully carpeted
- 1 private office
- 2 conference rooms
- 34 workstations
- Air conditioning
- Shower room
- WC facilities on each floor
- Welcoming reception
- 8-person passenger lift

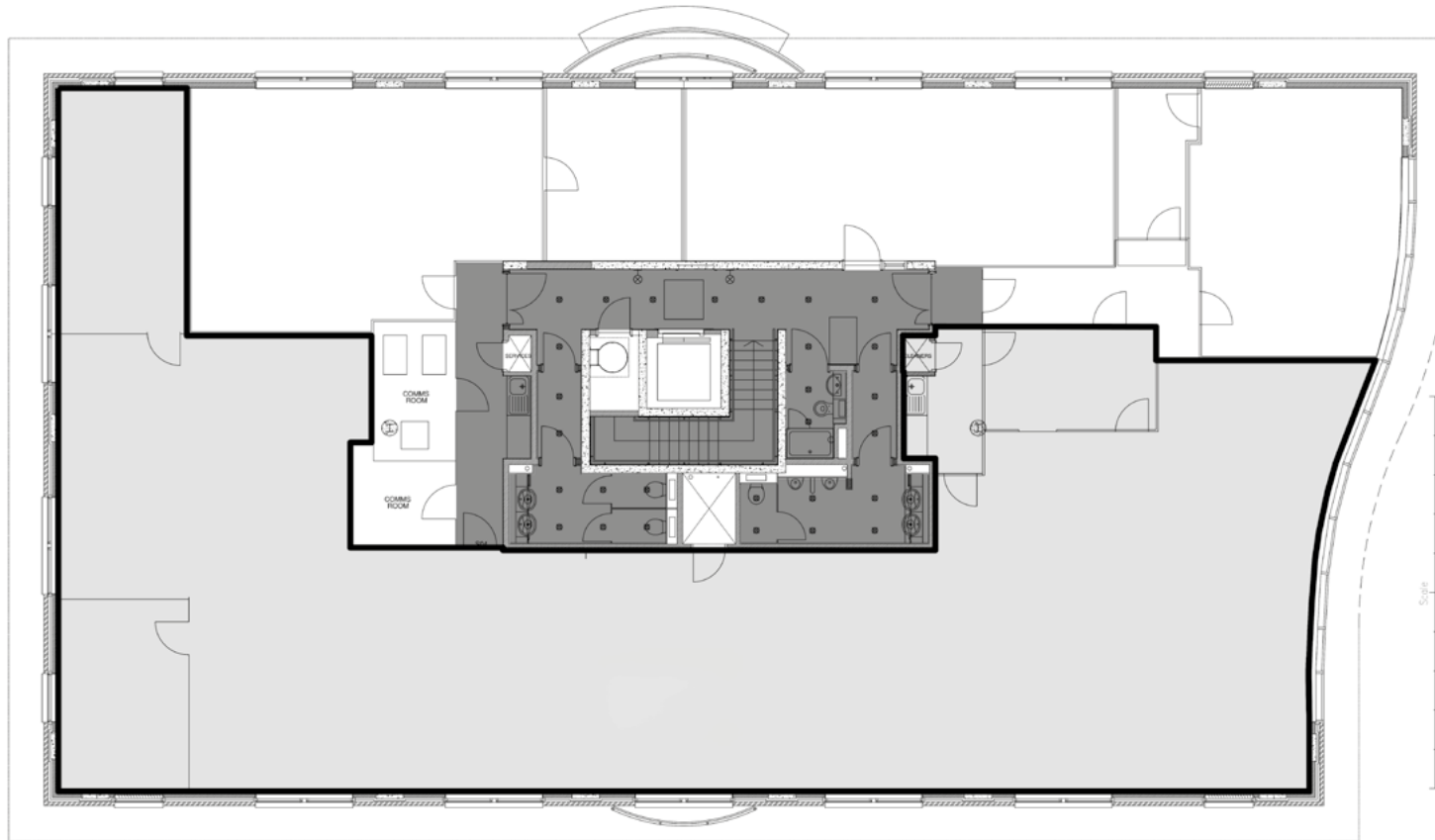




SUITE 7 FLOORPLAN

3,412 sq ft

View the 3D tour: [https://www.loopnet.co.uk/
listing/station-rd-harpenden/39803933/](https://www.loopnet.co.uk/listing/station-rd-harpenden/39803933/)



Book a viewing
appointment:

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