

For Sale/To Let

Office Property



Unit 5, 40 Coldharbour Lane, Harpenden AL5 4UN

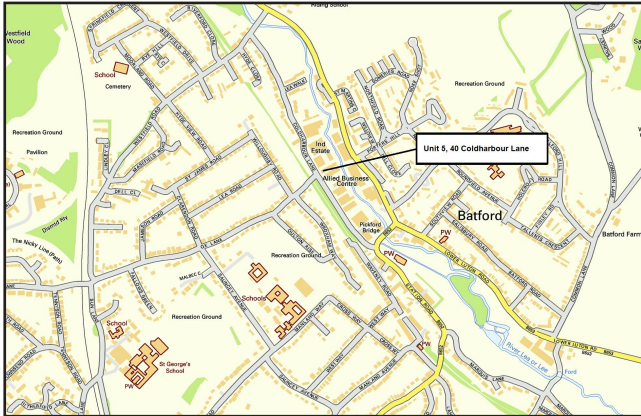
- 1,713 sq ft
- High quality fit out
- Part air-conditioned
- Four allocated car parking spaces

Jessop & Co.

Chartered Surveyors & Commercial Property Advisors. Regulated by RICS

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Location

Harpenden is a prosperous commuter town located between St Albans and Luton benefiting from excellent road, rail and air communications. Access to the M1 Motorway is available at Junction 10 (Luton Airport) 4 miles to the north east whilst Junction 4 of the A1(M) is available 6 miles to the south east. Harpenden station provides a fast and frequent rail service to London St Pancras International with a fastest journey time of 23 mins. London Luton Airport is situated 4 miles to the north and provides a wide range of domestic and international flights. Consent has been granted for an expansion of the airport which will see passenger numbers increase from 9.7m to 18m.

The property forms part of a thriving commercial area to the east of the town just off the B653 Lower Luton Road which links Luton with Welwyn Garden City. Harpenden station is 1 mile to the south east.

Description

The property comprises a two storey business unit that has been comprehensively refurbished to provide high quality office accommodation offering a mixture of open plan and cellular offices capable of sub-division and offers features such as:

- Fully refurbished
- Part air-conditioned
- Suspended ceilings
- Category II lighting
- Four allocated car parking spaces
- Unrestricted on-street parking

Accommodation

The accommodation is available on ground and first floors and has the following Gross Internal Areas:

Area	Sq Ft	Sq M
Ground & First Floor	1,713	159.19

Misrepresentation Act

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VAT

All prices are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The property has a Rateable Value of £17,500.

We would advise prospective purchasers to check with the Valuation Office Agency on 01234 667500.

Terms

The property is available on a freehold basis at a price of £300,000 excl VAT. Alternatively the property may be available on a leasehold basis on terms to be agreed.

EPC

The property has an Energy Performance Certificate rating of C (70). A copy of the certificate is available upon request.

Viewing and Further Information

Strictly by appointment with appointed agent Jessop & Co.

Paul Jessop MRICS

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