# TO LET OFFICES

# Jessop &co



Interior House, 40 Coldharbour Lane, Harpenden, AL5 4UN

- First Floor Offices
- 836 sq ft (77.74 sq m)
- Air-conditioned
- Mixture of open plan & cellular offices
- Excellent natural light
- 4 car parking spaces

# Interior House, 40 Coldharbour Lane, Harpenden, AL5 4UN

### **LOCATION**

Harpenden is a thriving market town having a resident population of close to 30,000 and is situated approximately 4 miles north of St Albans.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small & medium sized businesses.

The M1 motorway (J9) is approximately 3 miles to the west and is accessed via the A1081. Harpenden Station provides a fast and frequent rail service to St Pancras International with a journey time of approximately 25 minutes.

### **SITUATION**

Coldharbour Lane 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 Railway Station is 1 mile to the south east.

#### **DESCRIPTION**

The property comprises an end of terrace two-storey business unit that has been refurbished to provide office accommodation offering a mixture of open plan and cellular office areas on the first floor.

The offices have their own dedicated entrance and benefit from many excellent facilities including air-conditioning, gas central heating, suspended ceilings, double glazing, category II lighting, kitchen, male & female toilets, 4 allocated car parking spaces and on-street car parking nearby.

# **FLOOR AREA**

The first floor offices have the following net internal floor areas:

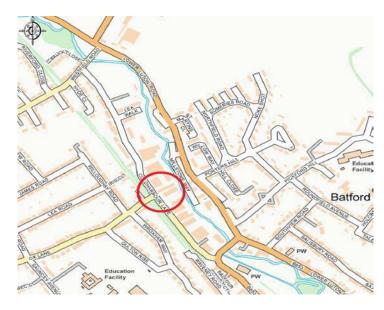
First Floor Offices: 836 sq ft (77.74 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice: IPMS Offices.

There is, in addition, an area of open storage land suitable for a storage container which is available by separate agreement.

# **RATING**

The property qualifies for small business rates relief and business rates will be not be payable.



#### **TERMS**

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

A service charge is levied to contribute towards the upkeep of the common parts of the building and external areas.

### **QUOTING RENT**

£20,000 per annum exclusive of service charge & building insurance contribution.

#### **LEGAL COSTS**

Each party to meet their own costs.

# **VAT**

VAT will not be payable.

# **EPC**

The property has an EPC rating of E (105).

A copy of the certificate is available upon request.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS Jessop & Co 01582 346110 paul@jessopco.co.uk







