

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

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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:

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