

TO LET

OFFICES

Jessop & co



Unit 4, 40 Coldharbour Lane, Harpenden, AL5 4UN

- Ground & first floor offices
- 1,607 sq ft (149.30 sq m)
- Air-conditioned
- Mixture of open plan & cellular offices
- Excellent natural light
- 3 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 modern two-storey business unit that has been refurbished to provide office accommodation offering a mixture of open plan and cellular office areas on the ground and first floors.

The offices have their own dedicated entrance and benefit from many excellent amenities including air-conditioning, suspended ceilings, double glazing, category II lighting, kitchen, male & female toilets, security shutters, three allocated car parking spaces and free on-street car parking nearby.

FLOOR AREA

The offices have the following net internal floor areas:

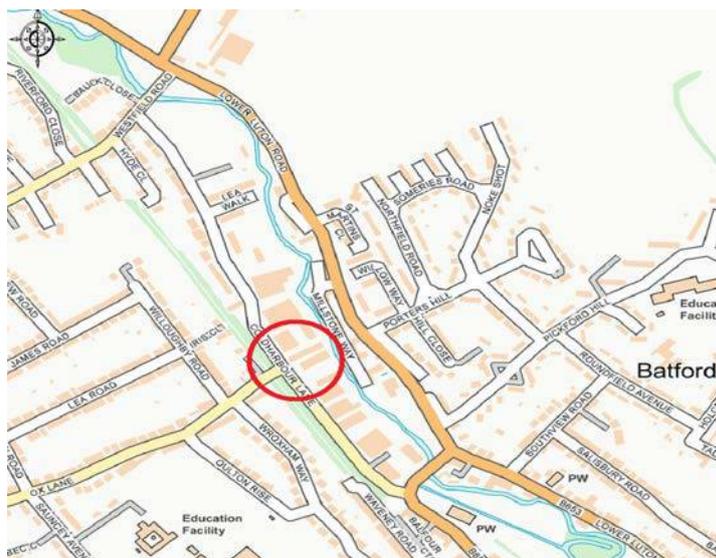
Ground Floor:	788 sq ft (72.28 sq m)
First Floor:	829 sq ft (77.74 sq m)
Total:	1,607 sq ft (150.02 sq m)

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

RATING

The property has a Rateable Value of £19,000.

Please note this is not the rates payable. Confirmation of the rates payable is available upon request.



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 external areas.

QUOTING RENT

£36,000 per annum exclusive of service charge & building insurance contribution.

LEGAL COSTS

Each party to meet their own costs.

VAT

VAT will be payable.

EPC

The property has an EPC rating of C (77).

A copy of the certificate is available upon request.

For viewings and further information please contact the sole agent:

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