

TO LET

WAREHOUSE

Jessop & co



Unit 6, 40 Coldharbour Lane, Harpenden, AL5 4UN

- 824 sq ft (76.52 sq m)
- Ground floor
- Office & staff facilities
- 4 car parking spaces
- Ready for immediate occupation
- Suitable for trade counter use

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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 west.

DESCRIPTION

The property comprises an end of terrace business unit arranged to provide the following features:

- Ground floor
- Office/staff facilities
- Heating & lighting
- Eaves height of 2.657m (8ft 9ins)
- 4 car parking spaces
- Suitable for a variety of uses (subject to planning)

FLOOR AREA

The property has the following gross internal floor area:

Warehouse: 824 sq ft (76.52 sq m)

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

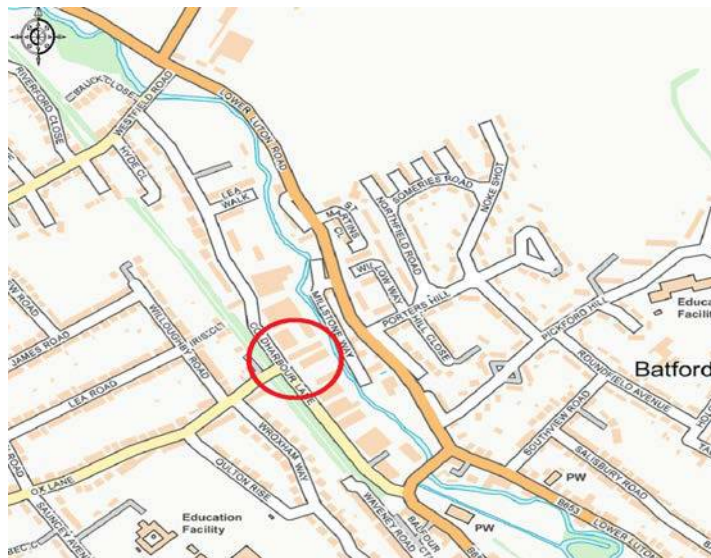
There is, in addition, an area of open storage land that is available by separate agreement.

RATING

The unit has a Rateable Value of £8,600.

Please note this is not the amount of rates payable.

The property qualifies for small business rates relief and business rates will not be payable for qualifying occupiers. We recommend contacting St Albans District Council.



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

£16,500 per annum exclusive of service charge & building insurance contribution.

LEGAL COSTS

The tenant is to contribute to the landlord's reasonable legal fees.

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

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