

# TO LET

## WAREHOUSE

# Jessop & co



### **32 Coldharbour Lane, Harpenden, AL5 4UN**

- 7,290 sq ft (617.32 sq m)
- Rear loading door with dock level access
- Office and staff facilities
- Gas blower heaters
- Clear eaves height of 3.6m (11ft 10ins)
- Secure site

# 32 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 west.

## DESCRIPTION

The property comprises warehouse accommodation forming the rear of the property accessed via a single loading door at the rear elevation with an office entrance to the side elevation.

The property benefits from the following:

- Rear loading door
- Dock level access
- Yard area
- Secure site
- Gas heating
- Office & staff facilities
- Clear eaves height of 3.6m (11ft 10ins)

## FLOOR AREA

The premises have the following Gross Internal Areas:

Warehouse	4,773 sq ft (443.46 sq m)
Offices & Ancillary	1,456 sq ft (135.27 sq m)
Loading Bay	335 sq ft ( 31.12 sq m)
Garage	726 sq ft ( 67.45 sq m)
<b>Total</b>	<b>7,290 sq ft (617.32 sq m)</b>

There is, in addition, mezzanine floors of 1,644 sq ft.

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



## RATING

The subject premises will require a new rating assessment.

## TERMS

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

A service charge is payable to towards the upkeep of the common part areas.

## QUOTING RENT

£4i £ €€ 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 E (103).

A copy of the certificate is available.

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
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