

# TO LET

## WAREHOUSE

# Jessop &co



### **Unit 3 Riverside Industrial Estate, Coldharbour Lane, Harpenden, AL5 4UN**

- 1,580 sq ft (146.79 sq m)
- Warehouse
- First floor office & staff facilities
- Rear loading door
- Car parking
- Suitable for trade counter use

# Unit 3 Riverside Industrial Estate, 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 a mid-terrace warehouse unit arranged to provide the following features:

- Warehouse
- First floor office/staff facilities
- Heating & LED lighting
- Eaves height of 5.50m (18ft)
- Rear loading door
- Car parking

## FLOOR AREA

The property has the following gross internal floor area:

Warehouse & offices: 1,580 sq ft (146.79 sq m)

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

## RATING

The unit has a Rateable Value of £11,691.

Please note this is not the amount of rates payable.

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



## TERMS

The premises are available by way of a sub-lease for a term expiring in June 2022. A new full repairing and insuring lease for a term to be agreed may be available.

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

## QUOTING RENT

£21,300 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

To be provided.

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

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

### Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. Dec 2020.

