

FOR SALE

Aston Court 3 Marlborough Park, Harpenden, AL5 1NL FREEHOLD OFFICE BUILDING Jessop &co

Chartered Surveyors & Commercial Property Advisors

THE OPPORTUNITY

- Rare freehold opportunity
- Detached modern office building
- 5,398 sq ft arranged over two floors
- Air-conditioned
- Raised floors
- 22 car parking spaces
- Offers in the region of £1,850,000



LOCATION

Harpenden is a prosperous commuter town having a population of close to 30,000 and is situated equidistant between St Albans and Luton with both towns being 4 miles (6.43km) away.

Southdown forms a major residential area to the south of Harpenden. Harpenden town centre and railway station approximately 0.75 miles (1.2 km) to the north. Harpenden Station provides a fast and frequent rail service to London St Pancras International and the City of London with a fastest journey time of 26 minutes.

SITUATION

Aston Court is situated at the entrance to the Southdown Industrial Estate, an established commercial area located off the Southdown Road which links the town centre with the adjoining commercial area of which is served by a Co-op supermarket and a wide range of independent retail occupiers, cafes and public houses.

DESCRIPTION

Aston Court comprises a modern detached office building constructed in the early 2000's benefiting from the following specification:

- Air-conditioning
- Raised floors
- Double glazing
- Suspended ceilings with category II lighting
- Male & female toilets
- Kitchen
- 22 car parking spaces

ACCOMMODATION

The property provides the following approximate net internal floor areas:

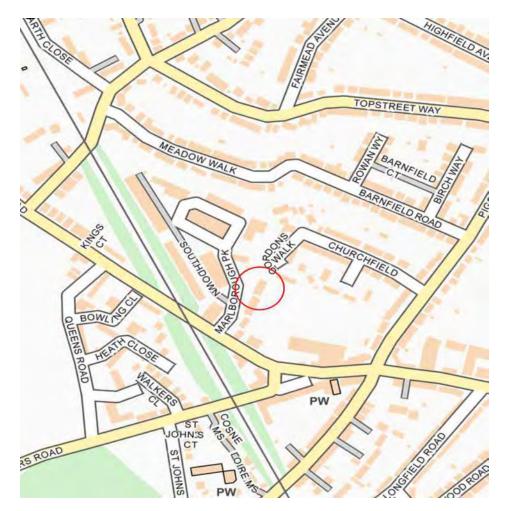
Ground Floor: 2,655 sq ft (246.67 sq m) First Floor: 2,743 sq ft (254.85 sq m)

Total 5,398 sq ft (501.52 sq m)

PLANNING

The property has an established office use within Class E of the Town & Country Uses Class Order.

The property may be suitable for a variety of alternative uses subject to planning if required.



ASTON COURT, 3 MARLBOROUGH PARK, SOUTHDOWN ROAD, HARPENDEN, AL5 1NL FREEHOLD VACANT POSSESSION

EPC

B (48).

BUSINESS RATES

The property has a proposed Rateable Value of £107,000.

VAT

The property is elected for VAT.

PROPOSAL

We are instructed to seek offers in the region of £1,850,000 for benefit of the freehold interest subject to vacant possession.

FURTHER INFORMATION

For further information please contact the sole agents Jessop & Co:

Paul Jessop MRICS E: paul@jessopco.co.uk M:07881 360210





The Vendors give notice that:

(1) These particulars are given and any statement about the property is made without responsibility on the part of Vendor and do not constitute the whole or any part of an offer or contract.

(2) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(3) No employee of Vendor has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all.

(4) Price or rent may be subject to VAT and any prospective buyer must satisfy themselves concerning the correct VAT position.

(5) Except in respect of death or personal injury caused by the negligence of Vendor, the Vendor will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by the Vendor. Feb 2023.







