



FOR SALE

Aston Court

3 Marlborough Park, Harpenden, AL5 1NL

FREEHOLD OFFICE BUILDING



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**



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

FREEHOLD VACANT POSSESSION

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.



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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:

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The Vendors give notice that:

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