

OFFICES

FOR SALE/TO LET

Jessop & CO



3 Waterside, Station Road, Harpenden, AL5 4US

- Prestigious office building
- Self-contained office suite
- First floor
- 1,750 sq ft (162.59 sq m)
- Air-conditioned
- 5 car parking spaces

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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

Harpenden railway station provides a fast and frequent rail service to London St Pancras International, the City of London and both London Luton & London Gatwick airports.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small and medium sized businesses.

Harpenden has recently topped the list of Britain's most desirable towns (Daily Telegraph).

SITUATION

Waterside comprises a modern development of two headquarters office buildings located at the junction of Station Road and Coldharbour Lane 1 mile (1.62 km) north east of Harpenden railway station and the extensive facilities to be found within the town centre.

DESCRIPTION

3 Waterside comprises a self-contained office suite within 2/10 Waterside having the benefit of excellent natural light from windows on three elevations with the full height glazed side elevation having attractive views over the River Lea.

The office accommodation benefits from the following amenities:

- Lift
- Air-conditioning
- Raised floors
- Double glazing
- Male & female toilets
- Kitchen facilities
- 5 car parking spaces
- Close to town centre amenities

FLOOR AREA

The premises have the following net internal floor area:

First Floor: 1,750 sq ft (162.59 sq m)

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

OPPORTUNITY

3 Waterside is available to purchase for £575,000 or to rent at £43,750 per annum.

The property is held on a 250 year lease from 1st January 2005 at a peppercorn rent.

Alternatively the suite is available to let on a new lease for a term to be agreed.

A rent deposit may be required depending upon the financial status of the incoming tenant.

A service charge will be payable.

VAT

All figures quoted are subject to VAT.

EPC

The property has the following EPC rating:

D - 84

A copy of the certificate is available.

RATING

The current rating assessment is £46,000.

Please note this is not the amount of business rates payable.

The premises benefit from transitional relief which limits the business rates payable for 2023/24 to £13,915.86.

For viewings and further information please contact the sole agent:

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