

# TO LET

## WAREHOUSE

# Jessop & co



**Unit C, Batford Mill, Lower Luton Road, Harpenden, AL5 5BZ**

- 2,688 sq ft (249.74 sq m)
- 3m electric roller shutter door
- Eaves height 5.8m
- Three phase power
- 5 car parking spaces
- Suitable for trade counter use

# Unit C, Batford Mill, Lower Luton Road, Harpenden, AL5 5BZ

## 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

Batford Mill forms an established industrial estate located on the B653 Lower Luton Road which links Luton with Welwyn Garden City. Harpenden Railway Station is one mile to the south west.

## DESCRIPTION

The property comprises a mid-terrace light industrial unit arranged to provide the following features:

- Roller shutter door
- Gas heating
- Eaves height of 5.8m (19ft)
- 5 car parking spaces
- On-street parking
- Suitable for a variety of uses (subject to planning)

## FLOOR AREA

The property has the following gross internal floor area:

Warehouse:	2,183 sq ft (202.82 sq m)
First Floor Offices:	505 sq ft ( 46.88 sq m)
<b>Total:</b>	<b>2,688 sq ft (249.70 sq m)</b>

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

There is, in addition, an area of open storage land extending to approximately 0.69 acres that is available by separate agreement.

## RATING

The unit has a Rateable Value of £26,250.

Please note this is not the amount of rates payable.



## TERMS

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

A service charge is levied to contribute towards the upkeep of the common parts of the estate.

## QUOTING RENT

£42,500 per annum exclusive of service charge & building insurance contribution.

The freehold interest is available at a price to be agreed.

In addition, the area of open storage land is also available to purchase.

## LEGAL COSTS

The tenant is to contribute to the landlord's reasonable legal fees.

## VAT

VAT will not be payable.

## EPC

The property has an EPC rating of D (81).

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

**Paul Jessop MRICS**  
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