



FOR SALE

1,750 - 3,715 sq ft

4 & 8 Waterside

Station Road, Harpenden, AL5 4US

HEADQUARTER OFFICES



SUMMARY

- 3,715 sq ft
- Two interlinked office suites extending to 1,750 sq ft & 1,965 sq ft
- Second floor
- Passenger lift
- Excellent natural light
- Refurbished
- Mixture of open plan and executive offices
- Air-conditioned
- Raised floors
- Kitchens with breakout areas
- Fitted podcast studio with kitchen facilities
- Boardroom
- 12 car parking spaces
-
- **Available to purchase for £1,250,000 excl VAT**
- **Consideration will be given to the sale of Suite 4 individually**
- **Available by way of an assignment of a 250 year lease**



4 & 8 WATERSIDE, STATION ROAD, HARPENDEN, AL5 4US

HEADQUARTER OFFICES

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.

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.

SITUATION

Waterside comprises a modern development of two headquarter office buildings benefiting from a gated entrance, 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

4 & 8 Waterside comprises part of a modern detached office building constructed in 2005 and forms two interlinking office suites.

The office suites are arranged on the second floor and can be accessed by way of either a passenger lift or a central staircase and are both arranged to provide a mixture of open plan and cellular offices incorporating kitchen facilities with breakout areas. In addition, there is a fully fitted podcast studio with its own kitchen. The property offers the following specification:

- Air-conditioning
- Raised floors
- Double glazing
- Passenger lift
- Suspended ceilings with LED lighting
- Excellent natural light
- Male & female toilets to each suite
- Kitchen facilities to each suite with breakout areas
- Secure gated entrance
- 12 car parking spaces representing 1 space per 309 sq ft

ACCOMMODATION

4 & 8 Waterside provides the following approximate net internal floor areas:

Suite 4: 1,750 sq ft (162.59 sq m)

Suite 8: 1,965 sq ft (182.56 sq m)

Total: 3,715 sq ft (345.16 sq m)

TENURE

Both suites are held on a 250 year lease from 1st January 2005 at a peppercorn rent.

A service charge is payable for the upkeep of the exterior and common part areas.

BUSINESS RATES

4 & 8 Waterside has a current rating assessment of £85,500.

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



4 & 8 WATERSIDE, STATION ROAD, HARPENDEN, AL5 4US HEADQUARTER OFFICES

EPC

To be provided.

VAT

The property is elected for VAT.

PROPOSAL

Suites 4 & 8 are available to purchase for a combined figure of £1,250,000 excl VAT.

Alternatively, Suite 4 extending to 1,750 sq ft, is available individually at a figure of £590,000 excl VAT.

AML

In accordance with anti-money laundering regulations, a successful tenant or purchaser will be required to provide two forms of identification and source of funds to complete a transaction.

FURTHER INFORMATION

For further information please contact the sole agent 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 re-sale 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. July 2025.

