



FOR SALE

**Units 9 & 10 Allied Business Centre
Coldharbour Lane, Harpenden, AL5 4UT
VIRTUAL FREEHOLD BUSINESS UNITS**

**Jessop
&co**

Chartered Surveyors &
Commercial Property Advisors

THE OPPORTUNITY

- Virtual freehold business units with vacant possession
- Two inter-connecting units
- 2,867 sq ft arranged over two floors
- Part air-conditioned
- Suspended ceilings with part LED lighting
- Double glazing
- 12 car parking spaces
- Office or light industrial uses
- **Available to purchase for £595,000 (excl VAT)**
- **The vendor may consider selling the units individually**

UNITS 9 & 10, ALLIED BUSINESS CENTRE, COLDHARBOUR LANE, HARPENDEN, AL5 4UT

VIRTUAL FREEHOLD BUSINESS UNITS

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 5 miles (8 km) 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

The Allied Business Centre comprises a modern development of ten two-storey business units arranged in two terraces around a central courtyard.

Coldharbour Lane is approximately 1 mile (1.62 km) north east of Harpenden railway station and the extensive facilities to be found within the town centre.

DESCRIPTION

Units 9 & 10 comprises two inter-connecting business units arranged over ground and first floors and are capable of sub-division.

The units benefit from the following amenities:

- Vacant possession
- Part air-conditioned
- Double glazing
- Suspended ceilings with part LED lighting
- Male & female toilets
- Kitchen
- EV charging point
- 12 car parking spaces

RATING

The property has a current rating assessment of £45,250.

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

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Unit 9: 1,430 sq ft (132.86 sq m)

Unit 10: 1,437 sq ft (133.51 sq m)

Total: 2,867 sq ft (266.37 sq m)

TENURE

The properties are each held on a 999 year lease from 4th December 1989 at a peppercorn rent. The leases provide for the payment of an estate charge.

PERMITTED USES

The units are suitable for office and light industrial uses only.



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VIRTUAL FREEHOLD BUSINESS UNITS

EPC

B (42).

VAT

The property is elected for VAT.

PROPOSAL

The properties are available to purchase for £595,000 excl VAT.

The vendor will consider selling the units individually. Price on application.

FURTHER INFORMATION

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

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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. Sept 2025.