

TO LET

OFFICES

Jessop &co



28/30 Coldharbour Lane, Harpenden, AL5 4UN

- Ground Floor Offices/Showroom
- 1,140 sq ft (105.88 sq m)
- Mixture of open plan & cellular offices
- Suitable for a variety of uses within Class E
- 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.

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

Coldharbour Lane forms part of a thriving commercial area to the east of the town just off the B653 Lower Luton Road which links Luton with Welwyn Garden City. Harpenden Railway Station is 1 mile to the south east.

The property comprises a highly prominent two-storey business unit currently arranged as offices but can be used for a variety of uses within Class E of the Use Classes Order. There is an extensive area to the front of the property for tenant signage.

The offices have their own dedicated entrance and benefit from gas central heating, LED lighting, double glazing, kitchen, toilet and 5 car parking spaces.

FLOOR AREA

The ground floor offices have the following gross floor area:

Ground Floor: 1,140 sq ft (105.88 sq m)

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

RATING

The property has a Rateable Value of £31,250.

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



TERM

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

A service charge is levied to contribute towards the upkeep of the common parts of the building and external areas. Utility costs are billed separately.

RENT

£22,800 per annum exclusive of service charge, utility costs & business rates.

LEGAL COSTS

Each party to meet its own costs.

VAT

VAT will be payable.

EPC

To be provided.

For viewings and further information please contact the sole agent:

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