

# FOR SALE/ MAY LET



1 Allied Business Centre  
Coldharbour Lane  
Harpenden  
Hertfordshire,  
AL5 4UT

- Business/office unit
- Established business area of Harpenden
- 10 allocated parking spaces plus visitor spaces
- Within 1 mile of Harpenden Mainline Railway



## 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.

Junction 9 of the M1 Motorway is approximately 3 miles to the west and is accessed via the A1081.

Harpenden station provides a rail service to St Pancras International within 25 minutes.

## Terms

Virtual freehold sale with vacant possession: £600,000

Leasehold: £38,000 per annum

Term: 999 year lease from 24 December 1989

Ground rent: A peppercorn

Estate charge: TBC

VAT: Applicable

## EPC



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## Accommodation

Unit 1 Allied Business Centre is an end of terrace two storey purpose built office building comprising of open plan and cellular office space with WC and kitchenette facilities. The property benefits from 10 allocated car parking to the front of the property, as well as visitor spaces.

### NIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground floor	1,069	99.31
First floor	1,130	104.98
<b>TOTAL AREA</b>	<b>2,196</b>	<b>204.05</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable value: £30,250

The current multiplier for 2021/2022 49.9p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For further details please contact:

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