

# Unit 1 Allied Business Centre Harpenden AL5 4UT

## To Let

High Quality Self-Contained Two-Storey Business Building

**2,552 Sq Ft Approx.**

- Fully Fitted and Air Conditioned
- 10 Car Spaces and unrestricted free roadside parking
- Good position at the entrance to the estate
- Ground Floor Loading / Delivery Facility



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I52-12 & O51-6

# 1 Allied Business Centre, Coldharbour Lane Harpenden, Herts AL5 4UT

## LOCATION

Harpenden is a strong and affluent commercial centre located midway between St Albans and Luton which provides excellent access to the M1 at Luton south and Redbourn. The A1(M) is easily accessible at Hatfield and Welwyn Garden City.

The property forms part of a high quality small commercial area attractively located on the east side of the town with the River Lee at the rear.

The town centre is accessible via Station Road. The Lower Luton Road (B653) provides direct links to Luton and Hatfield. Luton Airport is particularly convenient.

## DESCRIPTION

This is an attractive, well-presented business unit positioned at the entrance of a small modern development with a brick paved central courtyard area.

It provides very efficient open plan space on two floors incorporating a ground floor loading / delivery facility.

The building is served with air conditioning, gas fired radiator central heating, a suspended ceiling with recessed LED lighting and with toilets and kitchen facilities on each floor.

There are windows at the front, side and rear which provide good natural light.

The building would ideally suit someone requiring either a mix of office and light industrial / service type accommodation in addition to pure offices.

## APPROX. (GROSS INTERNAL) FLOOR AREAS

|              |                    |
|--------------|--------------------|
| Ground Floor | 1,259 Sq Ft        |
| First Floor  | 1,293 Sq Ft        |
| <b>Total</b> | <b>2,552 Sq Ft</b> |

## CAR PARKING

There are 10 allocated parking spaces and unrestricted free roadside parking.

## TERMS

Available to let on new lease for a term to be agreed.

Rent £32,500 p.a. plus VAT.

In addition to the rent the tenant will be responsible for the payment of utilities, an estate service charge, and reimbursing the landlords building and third-party liability insurance premium in the usual way.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicated assessment £46,000.

Rates payable 49.9% but subject to transitional relief.

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or telephone 01707 274237.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: C(53)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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