

TO LET / FOR SALE – Modern First Floor Office



3 Waterside, Station Road, Harpenden, AL5 4US

1,750 Sq. Ft (162.57 SqM)

To Let - £43,750 per annum exclusive

For Sale – £575,000

- **Modern open plan offices with excellent natural light**
- **Excellent transport links via the M1 and Harpenden Train Station**
- **5 allocated car parking spaces**
- **Fully air conditioned with full access raised flooring and inset cat 5 data cabling**

Location:

The property is located in Waterside, Station Road, a well-known modern office development (2005) in Harpenden. There are good communication links with the M1 and Harpenden Train Station both being within a short drive.

Accommodation:

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

| Accommodation | Sq. Ft | Sq. M |
|--------------------|--------------|---------------|
| First Floor Office | 1,750 | 162.57 |
| Total | 1,750 | 162.57 |

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

Terms:

Available by way of a new lease for a term to be agreed at an annual rent of £43,750 exclusive.

The long leasehold interest is available to purchase for £575,000

Service Charge:

There is a contribution towards the repair and maintenance of the external and common parts of the building. Further information available on request.

VAT:

We have been advised that the property has been elected for VAT and therefore, is payable on the sale price and rent.

Description:

The premises comprise the entire first floor within this attractive three-storey office building. The offices are predominantly open plan with a single glazed partitioned office/meeting room. There is an open plan kitchen and male and female wc's accessed from the main area. The offices benefit from a suspended ceiling with inset air conditioning, full access raised floors with inset cat 5 data cabling, floor mounted server cabinet and very good natural light with windows to three of the four elevations.

There are also 5 allocated parking spaces giving a ratio of 1:350 sq. ft

Business Rates:

From enquiries we understand that from April 2023 the office will have a rateable value of £46,000 with rates payable in the order of £22,955 per annum. Interested parties are advised to contact the relevant Local Authority.

EPC:

D – 84

Viewings:

For viewings and further information please contact:

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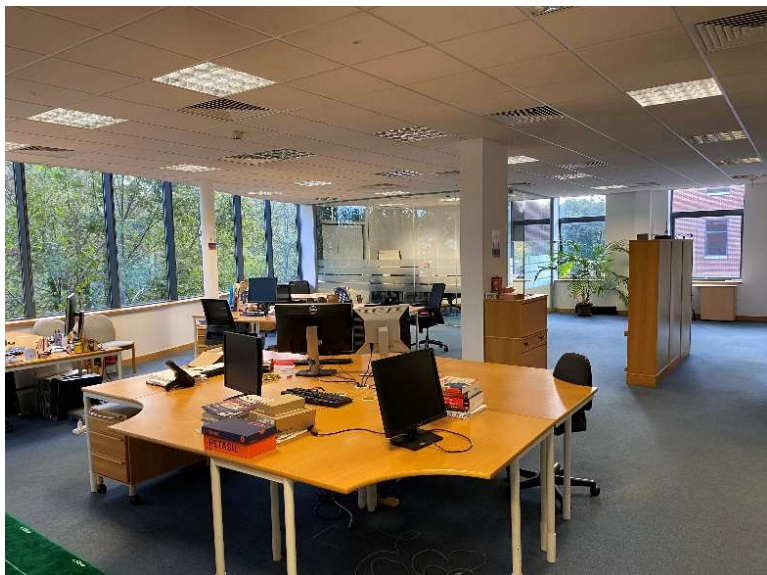
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