

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:

Hugo Harding

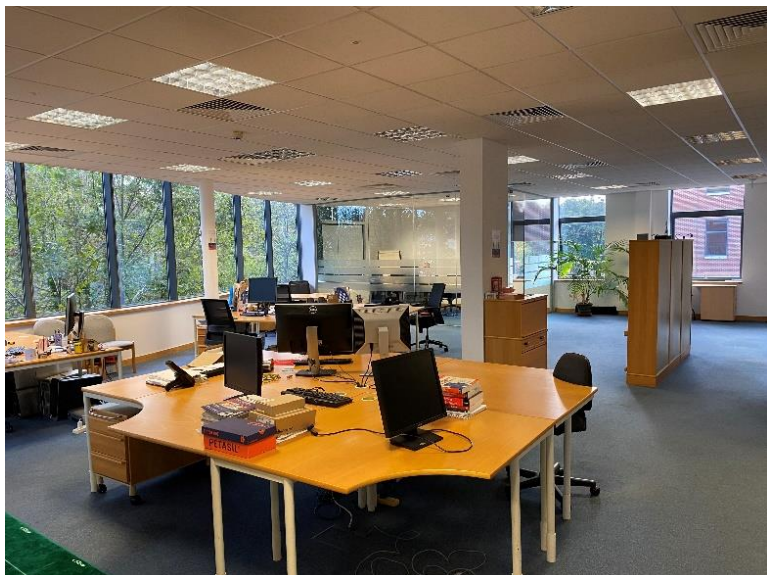
07425 243 317

hugo.harding@kirkbydiamond.co.uk

Joshua Parelo

01582 550 210

joshua.parelo@kirkbydiamond.co.uk

**DISCLAIMER**

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP