

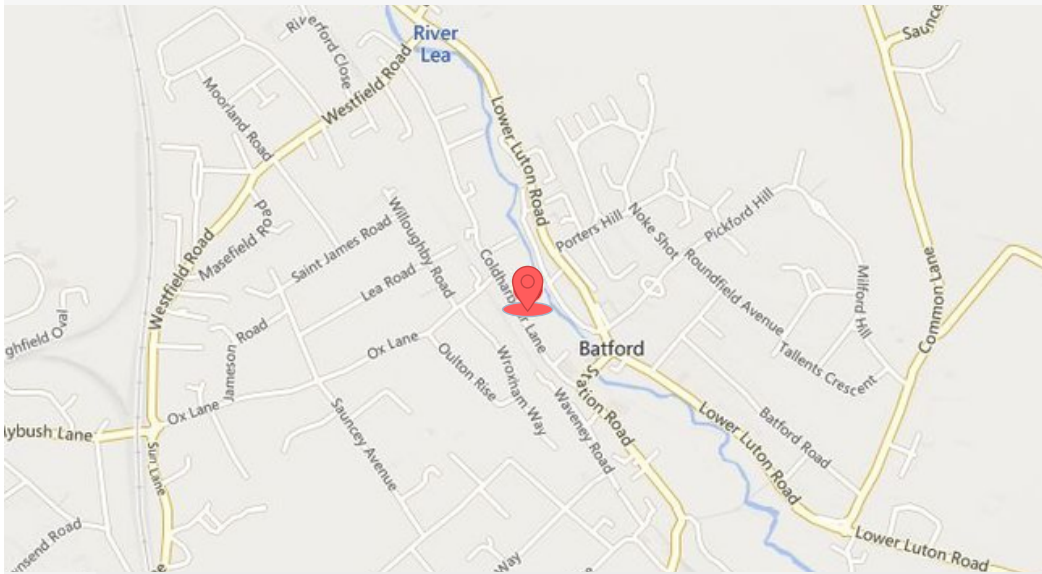
Unit 3 Allied Business Centre |  
Coldharbour Lane |  
Harpenden | AL5 4UT

Modern Office/Business Unit |  
To Let / For Sale |  
2,596 Sq.ft (241 Sq.m)



### Key features

- 10 allocated parking spaces
- WC & kitchen facilities
- Potential for mix of office & storage at ground floor
- Excellent natural light



## Unit 3 Allied Business Centre | Harpenden | AL5 4UT

### Description

The property comprises an attractive mid-terraced business unit forming part of a small development of similar modern business units in 2 terraces separated by a brick paved central courtyard. The unit has 10 allocated parking spaces with additional parking available close by.

### Location

The property is located just over half a mile to the north east of Harpenden Town Centre and is situated close to the junction of Station Road and the B653 which links the M1 at Luton and the A1(M) just to the south of Welwyn Garden City. Harpenden is an affluent commercial centre between St Albans and Luton with an attractive town centre offering a range of retail and leisure facilities. Harpenden station offers a fast and frequent service to London St Pancras.

### Tenure

The property is available to let on a new lease for a period to be agreed or alternatively the long lease, 999 years from December 1989, is available to purchase.

### Terms

Rental offers are invited in the region of £39,500 per annum exclusive, or alternatively the long lease can be purchased with offers in the region of £650,000.

### Accommodation

Ground floor		1,298 Sq.ft		120.60 Sq.m
First floor office		1,298 Sq.ft		120.60 Sq.m
<b>TOTAL</b>		<b>2,596 Sq.ft</b>		<b>241.00 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £45,250. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, St Albans District Council – 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

The property has an EPC rating of D 76. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

The property is elected for VAT.

### For viewings contact

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