

FOR SALE

3,276 Sq Ft (304.34 Sq M)

- › Modern offices for sale
- › Newly refurbished
- › LED lighting, air conditioning, full access raised floors
- › 12 parking spaces
- › 1 mile north of Harpenden town centre & train station



6 & 7 Waterside
Station Road, Harpenden, AL5 4US

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





Location

- Located within a modern office development
- Harpenden Town Centre & mainline railway station providing a fast and frequent service to St Pancras are situated 1 mile from the office
- Good transportation links
M1 (Junction 9 – 5.5 Miles)
A1(M) Junction – 6 Miles
M25 (Junction 21 – 13 Miles)
- Local shops (Tesco Metro & Co-Op), pubs, restaurants & amenities within walking distance

 what3words

///motel.point.blues

 Google Maps

[Click here](#)



Description

- Comprises a modern newly refurbished office suite
- Benefits from excellent natural light, LED lighting, air conditioning, full access raised floors with inset data cabling, glazed partitioning which can be removed depending on occupiers layout requirements, door entry and alarm systems.
- 12 parking spaces
- There is a kitchen within the suite together with male and female WCs including disabled.

Terms

The long leasehold interest is available at a quoted price of £980,000. VAT is payable on the purchase price.

Accommodation (Net Internal Area*)

Floor	SQ M	SQ FT
First Floor	304.34	3,276

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-33

Business Rates: The rateable value is £81,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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