

FOR SALE

720 Sq Ft (66.89 Sq M)

- › Ground floor office with dedicated entrance
- › Modern office development
- › 1 mile north of Harpenden town centre & train station
- › 2 Allocated parking spaces



5 Waterside

Station Road, Harpenden, AL5 4US

Contact: Matthew Bowen or Hugo Harding
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



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Description

- Waterside is a purpose built office development, with Unit 5 situated on the ground floor, of this three-storey building.
- Dedicated entrance leading into a main open plan area with a partitioned office / meeting room, WC & small kitchen.
- The office has full disabled access and benefits from raised floors with inset v data cabling, suspended ceilings with inset cat II fluorescent lighting and high fitted storage cupboards.
- With full height windows the offices benefit from excellent natural light.
- Could suit other uses within use class E (subject to freeholders consent)

Terms

The long leasehold interest is available at a quote price of £245,000. VAT is payable on the purchase price.

Accommodation (Net Internal Area*)

Total	66.89 SQ M	720 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-63

Business Rates: The rateable value is £18,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Details available upon request.

Contact:

MATTHEW BOWEN

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