



Self contained offices for sale

2 Waterside

Station Road, Harpenden, AL5 4US

Office

FOR SALE

1,205 sq ft

(111.95 sq m)

- Prominent corner location
- Self contained modern offices
- LED lighting and raised flooring
- 4 adjacent private parking spaces
- Unrestricted on street parking
- Gated estate
- Short walk to convenience stores

2 Waterside, Station Road, Harpenden, AL5 4US

Summary

| | |
|----------------|------------------|
| Available Size | 1,205 sq ft |
| Price | £499,950 |
| Rates Payable | £12.22 per sq ft |
| Rateable Value | £29,500 |
| VAT | Applicable |
| Estate Charge | tbc |
| EPC Rating | B (36) |

Description

Located on the ground floor with direct access to the adjacent private parking spaces. The offices benefit from air conditioning, recessed LED lighting, and a suspended ceiling. Raised flooring with full access, floor-mounted power and data connections. The Offices benefits from WC facilities and kitchenette.

Property Highlights / Amenities

- Total parking spaces: 4
- Road: Closest Major Junction 1: M1
- Rail: Closest Train Station 1: Harpenden

Location

The Waterside office complex is prominently located at the intersection of Station Road and Coldharbour Lane.

Harpenden train station and the town centre amenities are within 1 mile and the M1 is within 5 miles.

Accommodation

The accommodation comprises the following areas:

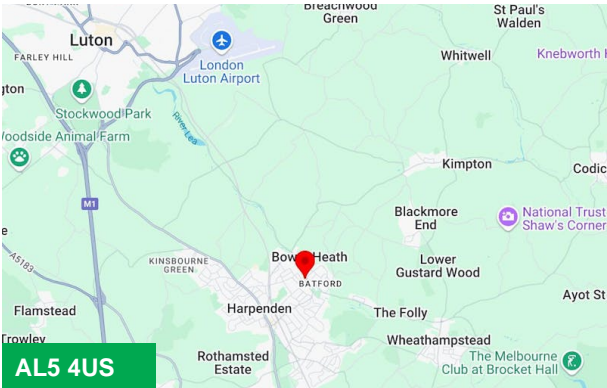
| Name | sq ft | sq m | Availability |
|------------------|--------------|---------------|--------------|
| Ground - Offices | 1,205 | 111.95 | Available |
| Total | 1,205 | 111.95 | |

Viewings

Viewings strictly by appointment with Stimpsons (Monday to Friday 9.00-17.30)

Terms

The long leasehold interest of the property is available for sale with vacant possession. The lease expires in January 2255 and is at a peppercorn rent.



Viewing & Further Information

Harrison Hobbs

01923 604 025 | 07990 052 413
harrison.hobbs@stimpsons.co.uk

Graham Payne

07801 098096
graham.payne@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH

⊕

⊕

⊕

W1000 1000

