



Self contained offices for sale or to let

2 Waterside

Station Road, Harpenden, AL5 4US

Office

TO LET / 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

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Summary

| | |
|----------------|-------------------|
| Available Size | 1,205 sq ft |
| Rent | £29,900 per annum |
| Price | £445,000 |
| 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.

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 | |

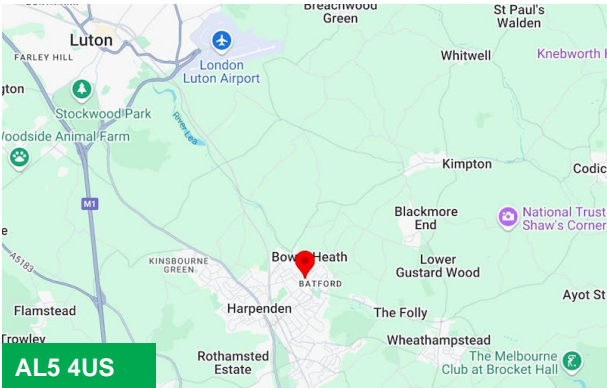
Viewings

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.

Alternatively, the suite is available to let on a new lease for a term to be agreed with the ingoing tenant.



Viewing & Further Information

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