

Industrial / Warehouse Unit
5,544 sq ft (515 sq m)

**AITCHISON
RAFFETY**



28-30 Coldharbour Lane, Harpenden To Let

- Open plan warehouse / industrial unit
- Small yard/additional parking to the rear
- Two small offices, kitchen and WC facilities
- Three loading doors (3.6m wide x 3.25 m high)
- 3.90m minimum eaves height
- Paint booth and extraction system in situ and included if required
- 3 phase power supply
- Gas blower heating
- High bay sodium lighting



RICS



INVESTORS IN PEOPLE



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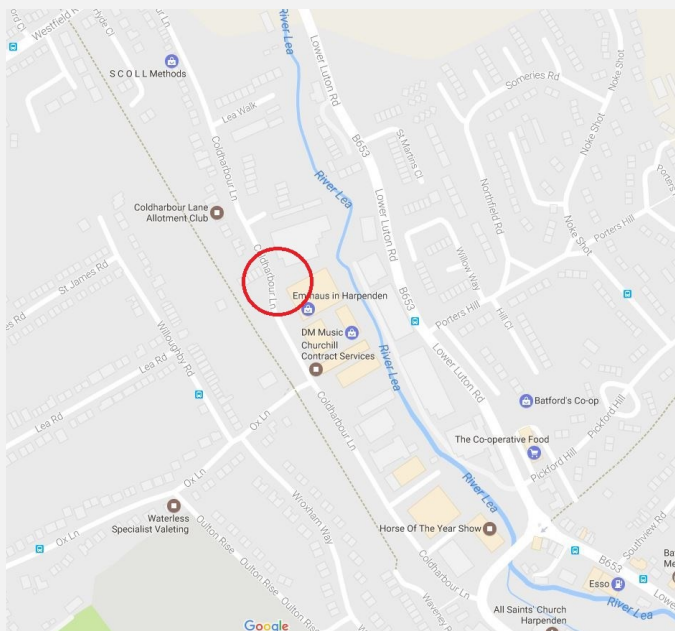


Description

A predominantly open plan rear warehouse / industrial unit with side loading by way of two electric loading doors together with a mechanically operated loading door to the rear. There is a small yard to the rear for external storage or parking. There are two small offices, storage room, WC's and kitchen within the unit. A paint spray booth and extraction system currently in situ can be included if required.

Location

Coldharbour Lane is approximately 1.5 miles to the east of Harpenden town centre and the mainline railway station. Harpenden itself is situated approximately equidistant between St Albans and Luton and is in close proximity to Junctions 9 and 10 of the M1, therefore providing excellent access to the national motorway networks.



Floor Areas

The approximate gross internal floor area of the unit is:

Warehouse 5,544 sq ft 515 sq m

Lease

A new full repairing and insuring lease is available for a term to be agreed.

Rent

£55,000 per annum exclusive.

Business Rates

From verbal enquiries with the local authority we understand the rateable value attributable to the warehouse is £20,370 with rates payable in the order of **£9,500** per annum.

Energy Performance Rating

Band D– 99

Legal Costs

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

VAT

All prices quoted are subject of VAT.

Viewings

Strictly by appointment via the sole agents.

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