

Industrial / Warehouse Building - Part Investment  
8,536 sq ft (793 sq m)



## 28-30 Coldharbour Lane, Harpenden For Sale

- Detached warehouse building with two storey offices to front elevation
- Two storey offices let on existing leases
- Warehouse with small yard/additional parking to the rear
- Three loading doors (two mechanically operated)
- 3.90m minimum eaves height
- Paint booth and extraction system situ and included if required
- Replacement profile metal roof and new uPVC windows recently installed
- Solar panning system to warehouse roof



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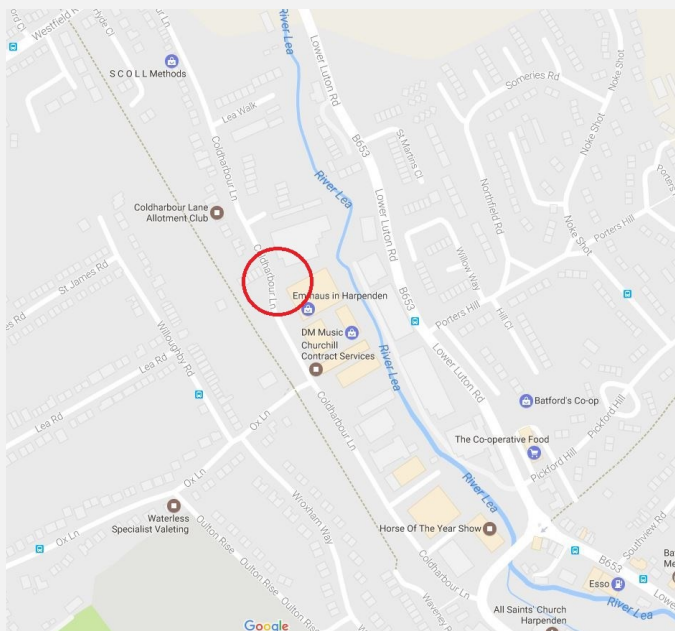


## Description

A detached warehouse/industrial building with two storey offices fronting onto Coldharbour Lane. The two storey offices are let on existing leases with vacant possession of the warehouse. The building has been well maintained with a replacement profile metal roof and new uPVC windows recently installed. Parking is provided to the front forecourt and to the rear which could also be used for external storage.

## 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 areas are:

Warehouse	5,544 sq ft	515 sq m
Ground Floor Offices	1,539 sq ft	143 sq m
First Floor Offices	<u>1,453 sq ft</u>	<u>135 sq m</u>
Total	8,536 sq ft	793 sq m

## Leases

The ground and first floor offices are let on separate leases with full details available upon request. Rental income (inclusive of some costs) totals £43,907 per annum.

## Sale/Price

The freehold interest of the building is available subject to the two leases for the offices and vacant possession of the warehouse at a quoted price of **£1,250,000**.

## Business Rates

From verbal enquiries with the local authority we understand the rateable value for the building is £32,750 with rates payable of **£15,260** 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 will be subject to VAT.

## Viewings

Strictly by appointment via the sole agents.

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