

- Two adjoining industrial units available individually or combined having undergone substantial refurbishment
- B1 & B8 permitted use
- 5.50 m minimum eaves height
- Roller shutter loading doors
- 3 Phase power supplies
- Newly refurbished offices to Unit B
- Additional mezzanine
- Parking to the front together with secure side and rear areas for further parking, loading or external storage

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B & C 44/46 Coldharbour Lane, Harpenden AL5 4UN

Approx. 4,556 sq ft (423.23 sq m) &
6,201 sq ft (576.08 sq m)

For Sale/ To Let

www.argroup.co.uk



Description

A pair of adjoining industrial units which have undergone a substantial refurbishment. First floor offices have been formed to Unit B with Unit C having a small ground floor office. There is side and rear loading with parking to the front, side and rear.

Location

Situated on Coldharbour Lane which is the established commercial area of Harpenden.

Town centre & train station	1.5	Miles
A1(M) (Junction 4)	8	Miles
M25 (Junction 21)	8	Miles
M1 (Junction 9)	4.5	Miles

Energy Performance Rating

To be assessed on completion of refurbishment.

Business Rates

The two buildings are currently rated under one assessment and will need to be separated if sold individually

Floor Area

The approximate gross internal floor areas:

Unit B	6,201 sq ft	576.08 sq m
Unit C	4,556 sq ft	423.23 sq m

Plus mezzanine of 253 sq ft in Unit B and 1,292 sq ft in Unit C.

Price

Quoted prices for the freehold interests are: -

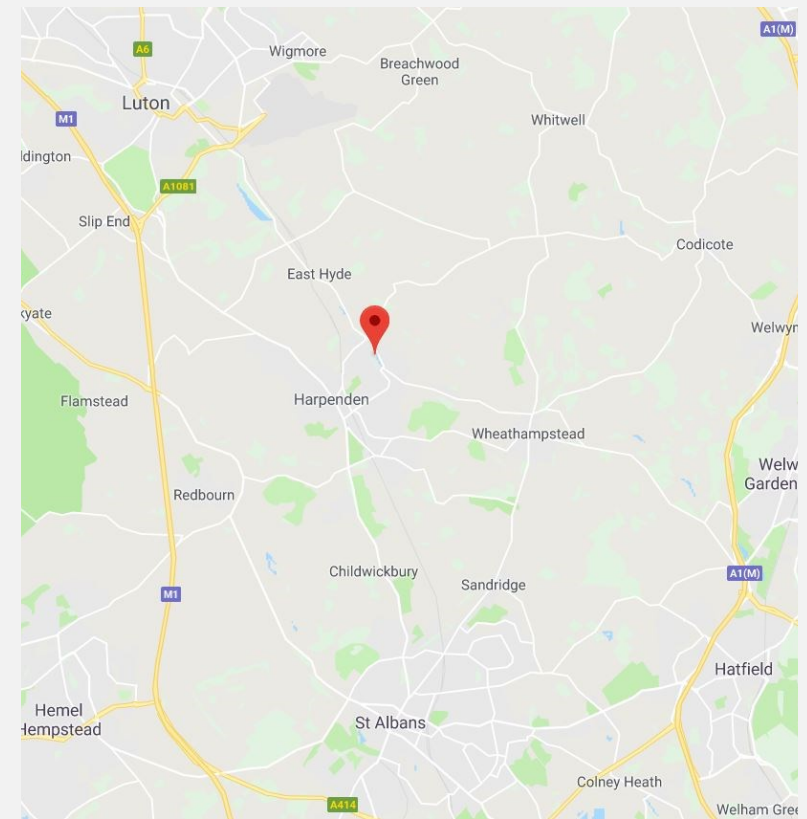
Unit B	£1,067,000
Unit C	£785,000

Rent

Unit B	£65,000 per annum exclusive
Unit C	£46,000 per annum exclusive

VAT

The property is elected for VAT and therefore is payable on the rent.



Viewings

Strictly by appointment via the sole agents.

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