



Superb Self- Contained Office Building 1334 sq ft (124M²)

TO LET

Hendrix House, 42 Coldharbour Lane, Harpenden, Herts, AL5 4UN

Location:

Situated in North Harpenden approximately 1 mile to the East of the town centre, in an ideal location for access to Luton Airport and the A1 and M1 Motorways. The building is within a short walk of local shops including Tesco Express

Accommodation: Comprises a totally self contained office building on two floors with highest quality fixtures, fittings and finishes including natural ash timber work, exposed brick work and hand-crafted stainless steel and glass.

The building comprises approximately 1330 sq ft over two floors as follows:

Ground Floor: 592 sq ft
First Floor: 742 sq ft
Total: 1334 sq ft (124M²)

First floor is mainly open space with one private office and the ground floor provides two private offices, prestigious entrance hall, kitchenette and two wc's.

Amenities
Modern Lighting
CCTV
Perimeter Trunking
4 Parking Spaces & On street Parking

Carpeting Throughout
Gas Heating
Remote Control Security Grill
Excellent Insulation

Rent: £30,000 p.a.x.



Lease: New lease for a term by arrangement on full repairing and insuring terms.

Business Rates: Rateable Value £13,500. Small business relief may apply.

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment