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## Superb Self- Contained Office Building 1334 sq ft (124M<sup>2</sup>)

## 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 (124M<sup>2</sup>)

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 Carpeting Throughout

Modern Lighting Gas Heating

CCTV Remote Control Security Grill

Perimeter Trunking Excellent Insulation 4 Parking Spaces & On street Parking

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



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