

# FOR SALE

3,276 Sq Ft (304.34 Sq M)

- Modern offices for sale
- Newly refurbished
- LED lighting, air conditioning, full access raised floors
- 12 parking spaces
- 1 mile north of Harpenden town centre & train station



**6 & 7 Waterside**  
**Station Road, Harpenden, AL5 4US**

**>D Kirkby Diamond**  
Part of **Eddisons**

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located within a modern office development
- Harpenden Town Centre & mainline railway station providing a fast and frequent service to St Pancras are situated 1 mile from the office
- Good transportation links  
M1 (Junction 9 - 5.5 Miles)  
A1(M) Junction - 6 Miles  
M25 (Junction (Junction 21 - 13 Miles)
- Local shops (Tesco Metro & Co-Op), pubs, restaurants & amenities within walking distance

/// what3words

///motel.point.blues

 Google Maps

[Click here](#)



## DESCRIPTION

- Comprises a modern newly refurbished office suite
- Benefits from excellent natural light, LED lighting, air conditioning, full access raised floors with inset data cabling, glazed partitioning which can be removed depending on occupiers layout requirements, door entry and alarm systems.
- 12 parking spaces
- There is a kitchen within the suite together with male and female WCs including disabled.

## TERMS

The long leasehold interest is available at a quoted price of £980,000. VAT is payable on the purchase price.

## ACCOMMODATION (Net Internal Area\*)

First Floor Suite	304.34 SQ M	3,276 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Awaiting

**Business Rates:** The rateable value is £76,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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