 0 bedrooms

 0 bathrooms

 2 receptions

 Communal

 Communal

 EPC Band D

Leasehold

Local Authority:  
St Albans Council





Modern ground floor self-contained office with allocated parking, 1 mile from Harpenden centre & railway, 20 mins from Luton Airport.

### Description

The office is in good decorative order, fully fitted with desking and storage, suitable for immediate occupation. It offers modern facilities for an owner occupier or investment purchaser. With secure car parking, the office is mainly open plan with one private office, featuring good natural light through double glazed windows, alongside a fitted kitchenette and toilet facilities.

### Location

Ideally located 15 mins walk to town, close to shops, near Batford springs. Easy access to transport links: fast trains to London St Pancras from Harpenden, near M1, A1, and Luton Airport.



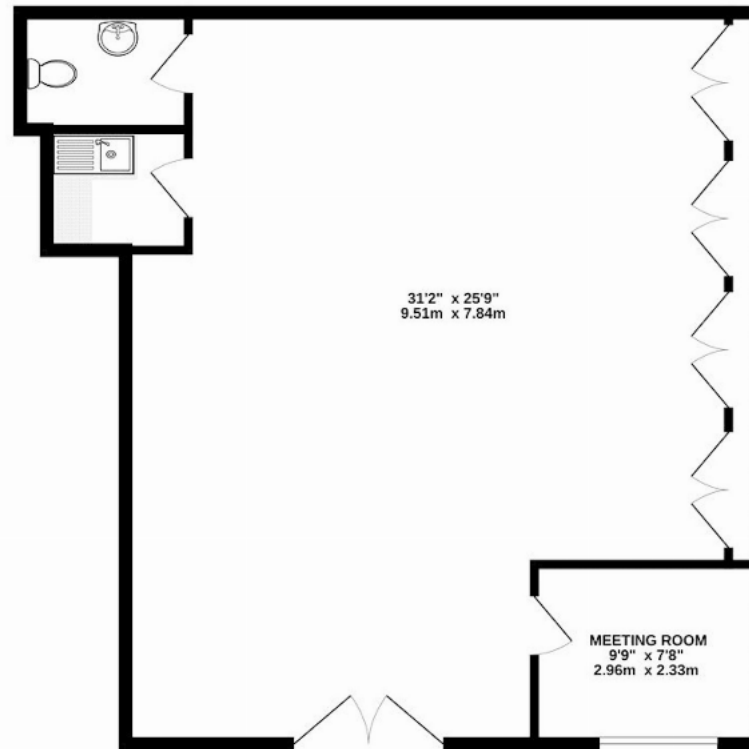
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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