TO LET/ MAY SELL

OFFICE

GRAHAM SIBBALD

Royal House, 4-6 Arden Grove, Harpenden, Hertfordshire, AL5 4SJ

- Self-contained office building
- Flexible accommodation opportunities suitable for a range of occupiers
- Possibility of additional space at Ensoft House located in front
- 9 dedicated parking spaces

LOCATION

Harpenden is an affluent and well-established town in Hertfordshire, situated approximately 5 miles north of St Albans and 25 miles north of Central London. The town benefits from excellent road and rail connectivity.

4-6 Arden Grove is located adjacent to the centre of Harpenden, providing immediate access to a wide range of shops, cafés and restaurants. Harpenden railway station is within short walking distance, offering regular services to London St Pancras and other key destinations.

The property is also well positioned for access to the M1 motorway, with Junction 9 approximately 5 miles to the north and Junction 10 approximately 7 miles to the south.

DESCRIPTION

Royal House comprises an attractive, self-contained office building providing office and ancillary accommodation arranged over three floors.

The building can be occupied as a single premises or taken together with Ensoft House positioned in front - another self contained office building over three floors providing an additional 8073 sq ft of space.

The property is currently undergoing refurbishment and will provide modern, well-presented office accommodation upon completion. The availability of a self-contained office building of this nature is rare and offers an excellent opportunity for an occupier seeking a dedicated headquarters or standalone workspace.

Consideration will also be given to individual floors being let separately providing flexible accommodation suitable for a range of office occupiers as well as suiting alternative commercial uses.

A total of 9 Car parking spaces are provided with the accommodation with the possibility of an additional 23 with Royal House.

ACCOMMODATION

Ground Floor	677 Sq Ft	62.89 Sq M
First Floor	1,009 Sq Ft	93.74 Sq M
Second Floor	1,066 Sq Ft	99.03 Sq M
Total Area	**2,752 Sq Ft**	**255.66 Sq M**

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
C- 75

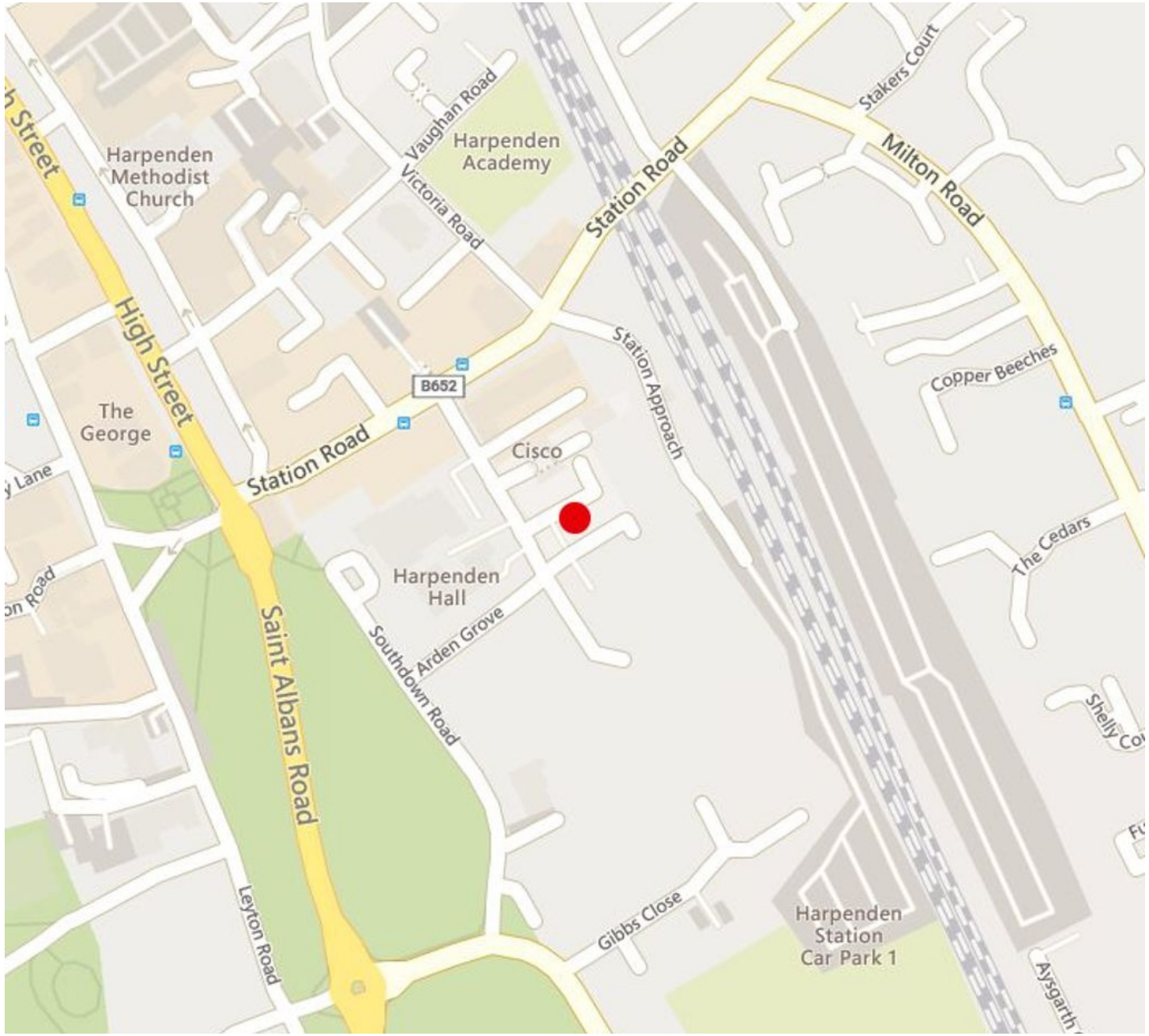
QUOTING RENT
£25.00 Per Sq Ft

QUOTING PRICE
On Application

TENURE
Available to purchase freehold or on a new FRI lease subject to negotiations.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

RATEABLE VALUE
Please contact directly for the breakdown



To arrange a viewing please contact:

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