# TO LET / MAY SELL

## OFFICE

GRAHAM SIBBALD

**Ensoft House, 4-6 Arden Grove, Harpenden, Hertfordshire, AL5 4SJ**

- Self-contained office building
- Flexible accommodation opportunities suitable for a range of occupiers
- Possibility of further accommodation with Royal House to the rear
- 23 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

Ensoft 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 headquarters-style premises or taken together with Royal House to the rear - another self contained office building over three floors providing an additional 2752 sq ft of space.

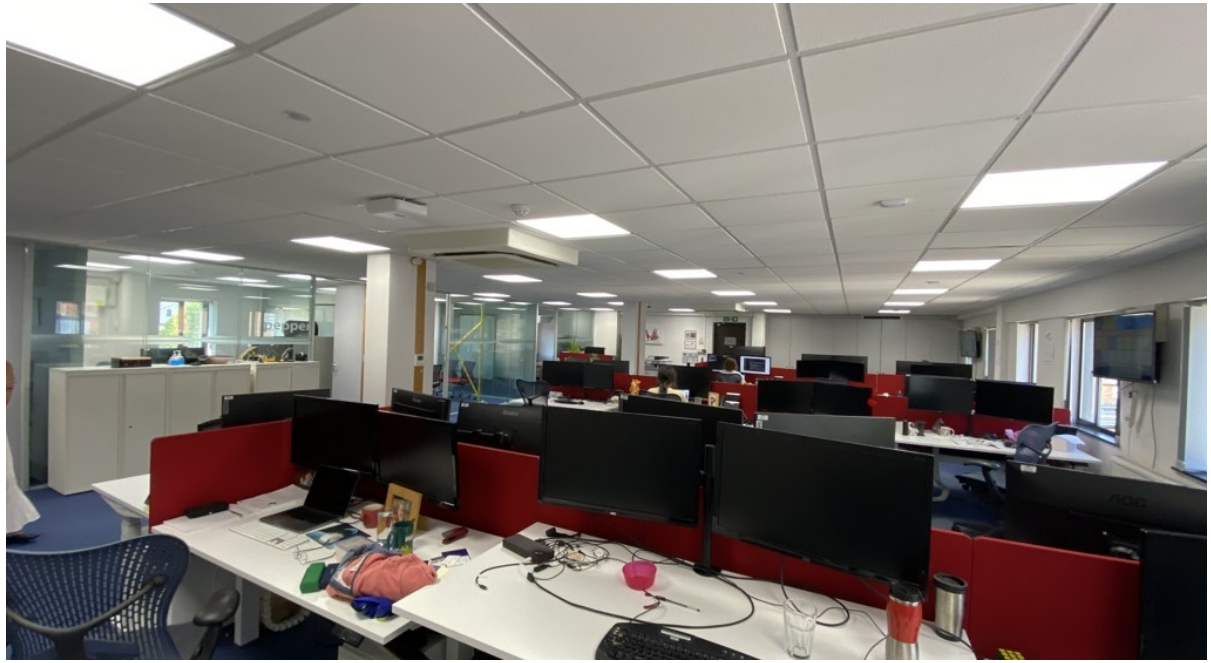
The property is currently undergoing refurbishment and will provide modern, well-presented office accommodation upon completion. The availability of a self-contained office building of this nature is rare and offers an excellent opportunity for an occupier seeking a dedicated headquarters or standalone 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 23 Car parking spaces are provided with the accommodation with the possibility of an additional 9 with Royal House.

## ACCOMMODATION

| | | |
|---|---|---|
| Ground Floor | 1,350 Sq Ft | 125.41 Sq M |
| First Floor | 3,396 Sq Ft | 315.49 Sq M |
| Second Floor | 3,266 Sq Ft | 303.41 Sq M |
| **Total Area** | **8,013 Sq Ft** | **744.41 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

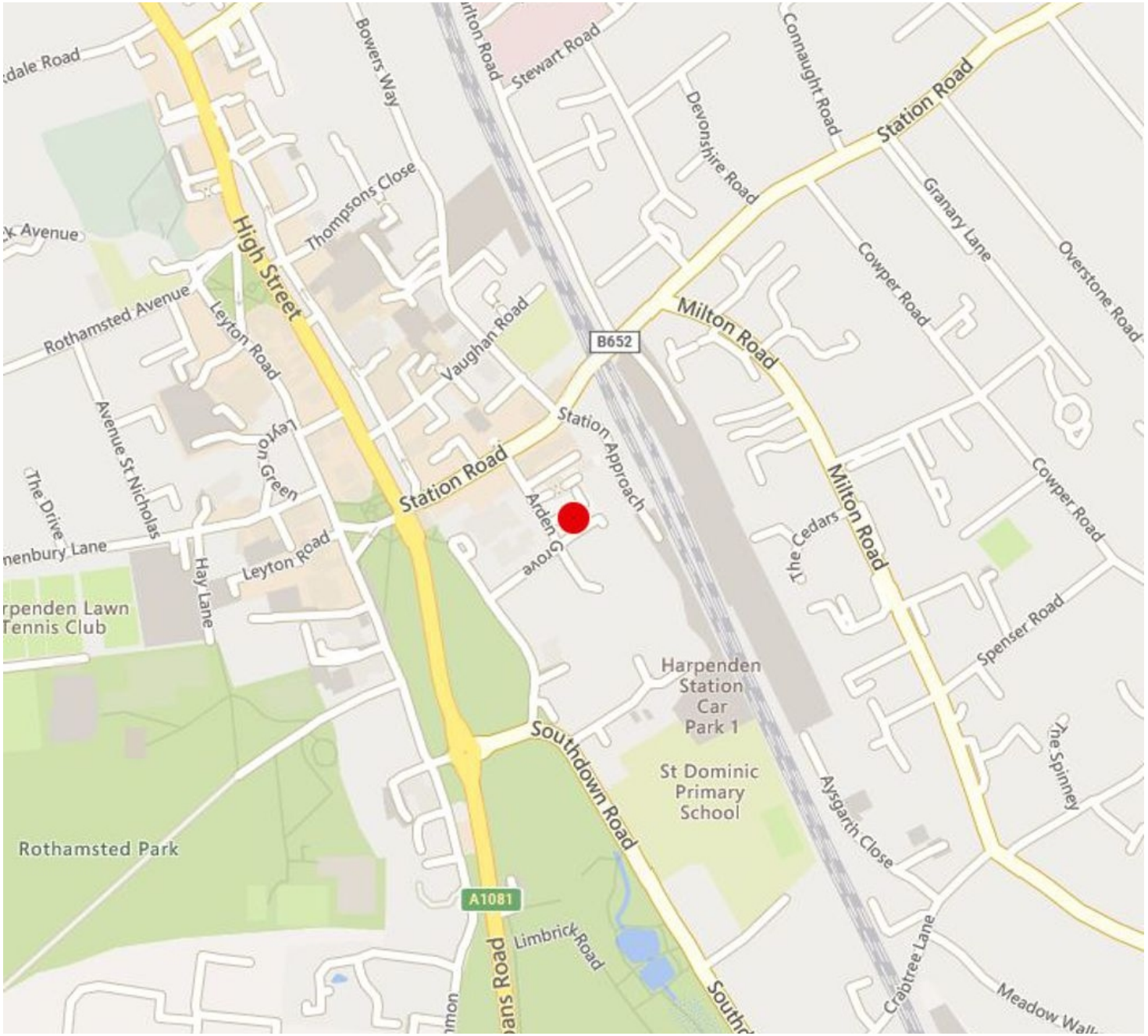
## QUOTING PRICE
On Application

## 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
From online enquires we understand that the property is currently assessed as a whole with a rateable value of £232,000. Rates payable are £111,360 per annum.

For a further breakdown please contact us directly.




## To arrange a viewing please contact:

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Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.