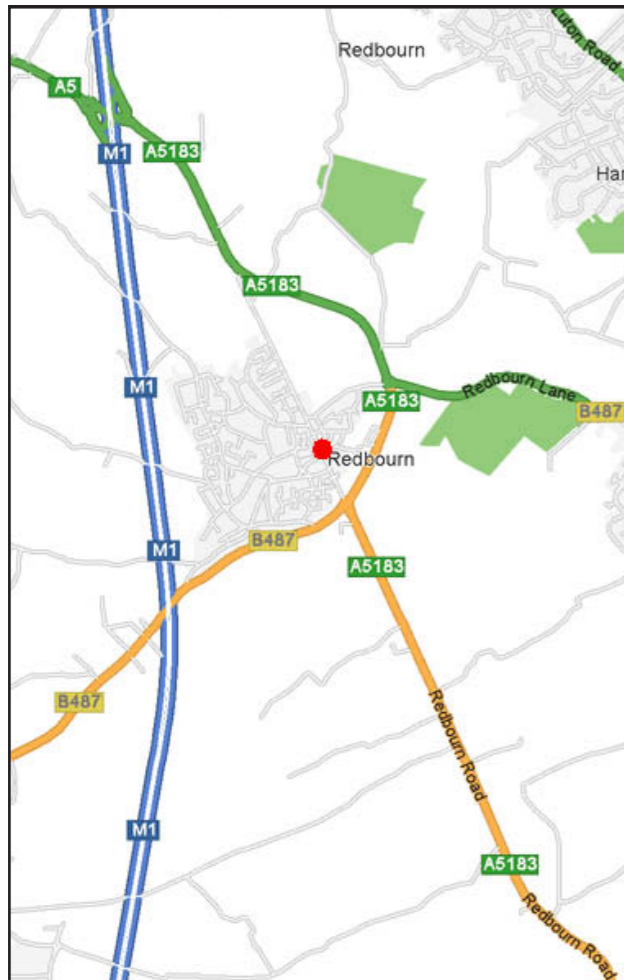


Location

The property occupies a prominent position on the corner of the High Street with Waterend Lane and forms part of this semi rural village which is situated approximately two and a half miles south east of the M1 at Junction 9 via the A5183 and thereafter, Junction 21 of the M25 a further seven miles to the south.

The nearest overland rail station is at Harpenden which connects to London St Pancras with a timetabled journey of 28 minutes.



Description

A fine Grade II listed four storey brick office building arranged over lower ground, ground and two upper floors together with an adjoining former stable block providing further office space



The central hallway is dominated by an imposing staircase rising to the upper floors whilst a number of the individual rooms contain features of the period.



Internally, the ground floor provides six offices, kitchen and wc facilities whilst the upper floors provide a further thirteen offices together with additional kitchen and wc's.



To the rear, lies a detached triple width garage with storage above.



The buildings are set in mature walled gardens that are mainly laid to lawn and have the benefit of vehicular access from the rear and in Waterend Lane.



Accommodation

All floor areas are approximate

Lower Ground	450 sq ft	42 sq m
Ground Floor	1,758 sq ft	163 sq m
First Floor	1,407 sq ft	131 sq m
Second Floor	1,175 sq ft	109 sq m

Total 4,790 sq ft 445 sq m

Triple width Garage	580 sq ft	54 sq m
First Floor Storage	580 sq ft	54 sq m

Total 1,160 sq ft 108 sq m

Site Area

The property has a frontage to the High Street of 111'0 (34.0 m) and maximum depth of some 173'0 (53.0 m) to give a site area of 0.43 acres (0.18 ha).

Planning

The property is situated within a Conservation Area and Grade II listed as being of historical or architectural importance.

Services

Mains water, drainage, gas and electricity are connected.

Price

Offers are invited in the region of £800,000 for the freehold interest.

Terms are exclusive of VAT, if applicable.

Intending purchasers will be required to provide individual confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham C Free or Ian J Bell
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