

# 1 LEA BUSINESS PARK Lower Luton Road, Harpenden, AL5 5EQ

High Quality, Air Conditioned Office Suites  
To Let  
Approx. 732 - 2,330 Sq Ft (68 - 216 Sq M)



Grade A office building

Suspended ceilings with  
recessed LED lighting

Air conditioning

Full access raised floor

Passenger lift

Excellent parking  
1:175 sq ft

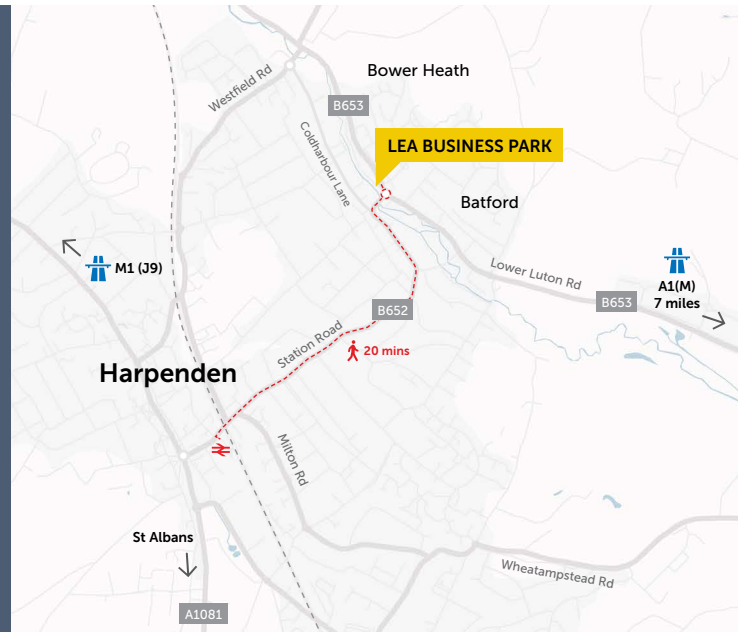


## Location

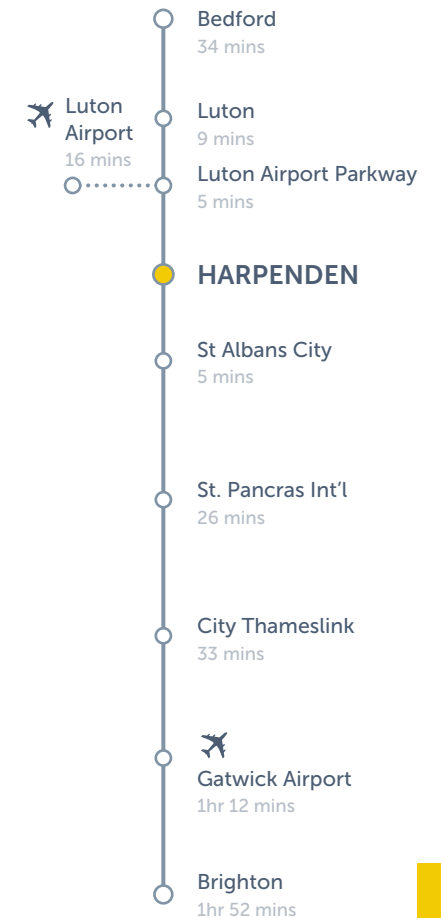
Lea Business Park is situated just off the Lower Luton Road at its junction with Station Road, approximately 1½ miles north of Harpenden Town Centre. The building is immediately adjacent to the River Lea, a very short walk from The Batford Springs Nature Reserve.

Harpenden Station provides a regular service to London St Pancras International (25 minutes) and Eurostar, and north to Luton Airport. Junctions 9 and 10 of the M1 are each within approximately 3 miles.

POSTCODE:  
AL5 5EQ



Fast  
connections  
to Central  
London & the  
surrounding  
areas



## Description

The available accommodation comprises two self contained suites within this modern grade A office building. Each has excellent natural light and is fitted with suspended ceilings with recessed LED lighting, air conditioning and a full access raised floor. Externally there is ample parking provided at a ratio of 1 space per 175 sq ft.

## Tenure

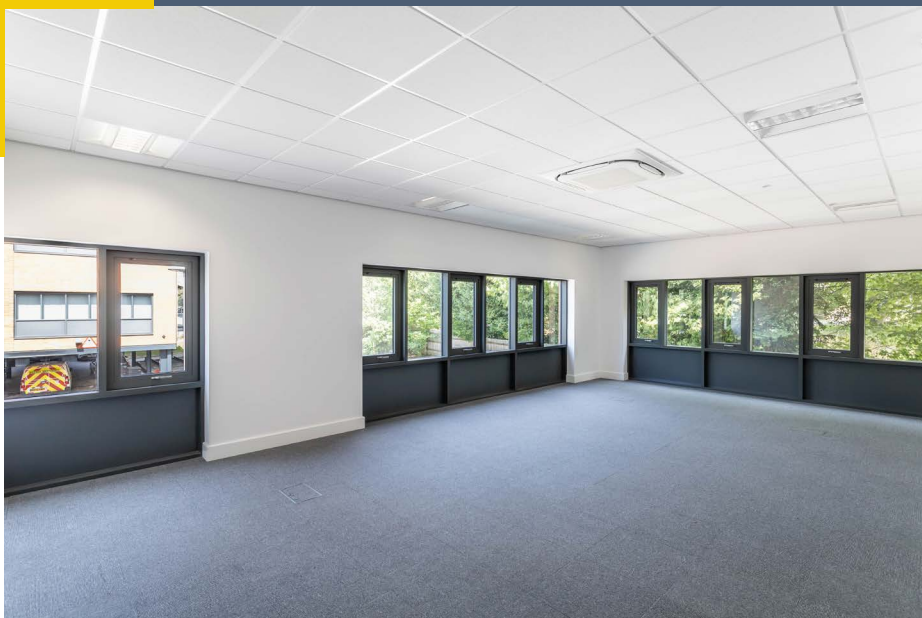
The suites are each offered on new leases for terms by negotiation.



## Accommodation

	Sq Ft	Sq M	Parking	Rent (p.a)
Suite 1a	732	68	4 spaces	£18,300
Suite 3	2,330	216.46	13 spaces	£58,250

These floor areas are approximate and have been calculated on a net internal basis.



## Business Rates

The VOA website shows the below individual entries in the 2023 Rating List. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, St Albans District Council – 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Suite 1a	£19,750
Suite 3	£61,250

## EPC

The property has an EPC rating of B-29. Details available upon request.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Enquiries and Viewings

Strictly by prior appointment with the joint sole agents:

### GRAHAM RICKETTS

07841 235 185

[graham.ricketts@brasierfreeth.com](mailto:graham.ricketts@brasierfreeth.com)

### CLAIRE MADDEN

07540 107 824

[claire.madden@brasierfreeth.com](mailto:claire.madden@brasierfreeth.com)