



Dane Spring

Bower Health Lane, Harpenden, AL5 5EB

Covered Storage / High Bay Warehouses + Open Storage Opportunity

1.53 Acres

(0.62 Hectares)

- Existing High Bay Covered Storage + Yard Space
- Unit 1 - 9,525 sqft
- Unit 2 - 8,694 sqft
- B8 Open Storage
- Gated Access
- Junction 10 of the M1 (6 Miles)
- Junction 6 of the A1(M) (7 miles)

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Summary

Available Size	1.53 Acres
Rent	Covered Storage £11.00 per sq ft / Open Storage £4.50 per sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Description

The property comprises two detached covered storage units, each of 8,694 sq ft (807.7 sq m), together with substantial secure open storage yard spaces totalling 31,285 sq ft (2,906 sq m).

The units are suitable for a wide range of industrial, storage and distribution uses, while the secure rear yard provides valuable external storage accommodation. The site benefits from excellent circulation space, good access for commercial vehicles and flexible opportunities for occupiers requiring a combination of covered storage and open storage space.

Location

The property is strategically located with excellent access to the regional and national road network. Junction 10 of the M1 motorway is approximately 6 miles to the west, Junction 9 of the M1 approximately 6.5 miles away, and Junction 6 of the A1(M) approximately 7 miles to the east. Junction 21A of the M25 is approximately 14 miles to the south-west, providing convenient connections to the wider motorway network.

London Luton Airport is situated approximately 8 miles to the north-west, while Central London is around 30 miles to the south. The location is therefore well positioned to serve occupiers across Hertfordshire, Bedfordshire and the wider South East, making it an ideal base for storage, logistics, manufacturing and distribution businesses.

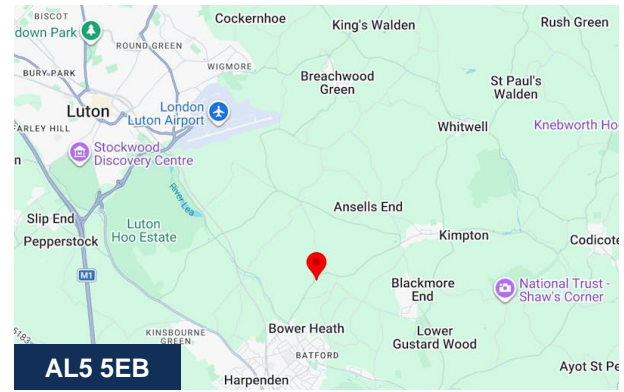
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Covered Storage 1	9,525	884.90	Available
Unit - Covered storage 2	8,694	807.70	Available
Outdoor - Storage	31,285	2,906.47	Available
Total	49,504	4,599.07	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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