

TO LET

COMMERCIAL BUILDING WITH COURTYARD, PARKING, GARDENS & OPEN GREENBELT LAND.

THE FORMER DORMITORY All Saints Pastoral Centre, Shenley Lane, London Colney, St. Albans AL2 1AF



Features

- 7,076 Sq Ft (657.36 Sq M)
- £140,000 Per Annum
- Extensive Outside Area
- Secure Site
- Mid Term Agreement
- Lease Available

Summary

This property sits within the ground of the former All Saints Pastoral Centre on Shenley Lane, St Albans and consists of a detached two storey building consisting of 7,076 sq ft plus some external storage buildings, a central courtyard area and extensive gardens, outside areas and open fields.

Internally the property is in a generally in fair condition but will require some remedial work to make it commercially usable.

The property could suit a wide range of uses, including education, nursery, animal daycare, medical, hostel or storage.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

COMMERCIAL BUILDING WITH COURTYARD, PARKING, GARDENS & OPEN GREENBELT LAND.

THE FORMER DORMITORY All Saints Pastoral Centre, Shenley Lane, London Colney, St. Albans AL2 1AF

Location

The former All Saints Pastoral Centre is located on Shenley Lane in London Colney, St Albans. The property enjoys close access to the M25 Junction 22 at Colney Fields Shopping Centre via Bell Lane.

Description

The property was formerly used for student living accommodation and consists of a multitude of individual rooms with bathrooms and kitchens. The building has been empty for several years and is in a basic but overall usable state of repair. There are large areas of gardens surrounding the property which accommodate several timber storage units.

Accommodation

Ground Floor	3,538 sq ft
First Floor	3,538 sq ft
Total Internal	7,076 sq ft
Courtyard	1,428 sq ft
Green Areas	1-5 Acres

Tenure

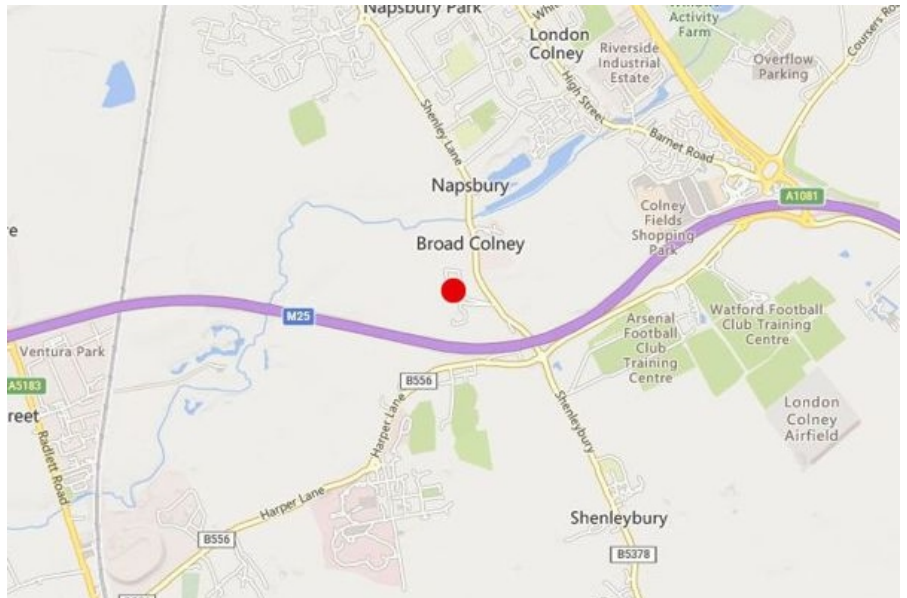
Leasehold

Terms

The property is available on a short to mid-term lease of 3-5 years. The lease will be outside the security provisions of the Landlord & Tenant Act 1954 with no tenant renewal rights. The quoting rent is £140,000 per annum (£20 per sq ft) for the dormitory building and Courtyard. Further garden space and the open fields are available at an additional rent if required.

Business Rates

To be separately assessed.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

COMMERCIAL BUILDING WITH COURTYARD, PARKING, GARDENS & OPEN GREENBELT LAND.

THE FORMER DORMITORY All Saints Pastoral Centre, Shenley Lane, London Colney, St. Albans AL2 1AF

Viewing

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Tony Chamberlain - 07817 077077



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

TO LET

COMMERCIAL BUILDING WITH COURTYARD, PARKING, GARDENS & OPEN GREENBELT LAND.

THE FORMER DORMITORY All Saints Pastoral Centre, Shenley Lane, London Colney, St. Albans AL2 1AF



PROPERTY MISREPRESENTATION ACT Chamberlain Commercial (UK) Ltd and for the vendors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute nor constitute part of an offer or contract; 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; 5. No person in the employment of Chamberlain Commercial (UK) Ltd has any authority to make or give any representations whatsoever in relation to this property or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendors; 6. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn;



For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com