

TO LET



Unit 4, North Orbital Commercial Park, St Albans AL1 1XB
Warehouse / Industrial Unit – 7,859 sq ft (730.12 sq m)



Property Features

- Fully refurbished
- Efficient access to M1, A1M and M25 via North Orbital Road
- Warehouse lighting
- First floor fitted offices
- Flexible undercroft space
- 10 car parking spaces

Location

North Orbital Commercial Park is well positioned to offer access to Central London, the South East and the wider country. The location benefits from exceptional access to the A414 and excellent road links to the M25, M1 & A1 (M), all of which are within 5 miles from the estate.

St Albans City centre is also close offering an excellent train service into London with St Albans Station within 2 miles providing direct rail services to St Pancras (19 minutes) and the north via the Thameslink service.

There are walkways and pathways from the estate with connections to the wider local countryside.

Description

Unit 4 is a mid-terrace steel portal frame unit with 6.6m clear height. The ground floor provides clear warehouse accommodation with flexible undercroft for future office, welfare or trade counter fit out and warehouse lighting. Goods access is via a single up and over electric loading door. Male and female WCs are located on the ground floor.

Fully fitted open plan offices are located at first floor overlooking the loading apron and 10 car parking spaces (including two electric car charging points).

Terms

Unit 4 is available by way of a new FRI Lease on terms to be agreed. Quoting rent available upon request.

Accommodation

	Sq Ft	Sq M
Warehouse, Undercroft and Welfare	7,087	658.40
First Floor Office	772	71.72
TOTAL	7,859	730.12

All areas are approximate gross internal.

Business Rates

The property has a rateable value of £87,000 (2023) and is described as “warehouse & premises”.

Interested parties are advised to make their own enquiries at St Albans Council.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

EPC

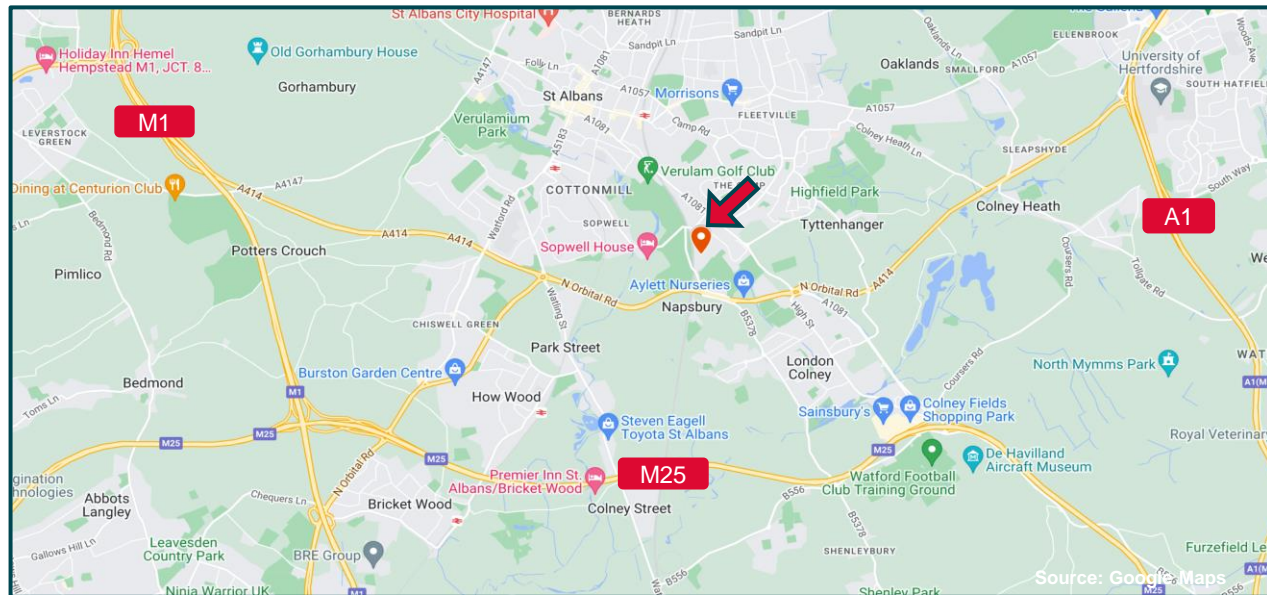
To be re-assessed following completion of refurbishment works.

Legal Costs

Each party to bear their own legal costs.

VAT

Rent is subject to VAT.



Contact

For further information, or to arrange a viewing, please contact the joint sole agents.



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SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs dated October 2023.

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