



**north
orbital**

COMMERCIAL PARK

NORTHORBITALCP.CO.UK

MODERN ESTATE FOR BUSINESS
WITH UNITS FROM 5,388 TO 20,844 SQ FT

North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB

Located south east of St Albans, off the A414, North Orbital Commercial Park offers a prime location, with great links to the M25 and A1(M).

SPECIFICATION

- 6M EAVES HEIGHT
- EV CHARGING POINTS
- WELL MANAGED ESTATE
- ESTABLISHED AND WELL KNOWN
- DEDICATED YARD AND PARKING AREAS
- FULLY REFURBISHED UNITS
- LED LIGHTING
- STRATEGICALLY LOCATED

TO LET

UNIT 4 - 7,859 SQ FT FULLY REFURBISHED UNIT



CURRENT OCCUPIERS INCLUDE



CHAPMAN/LEONARD
— STUDIO EQUIPMENT INC. —



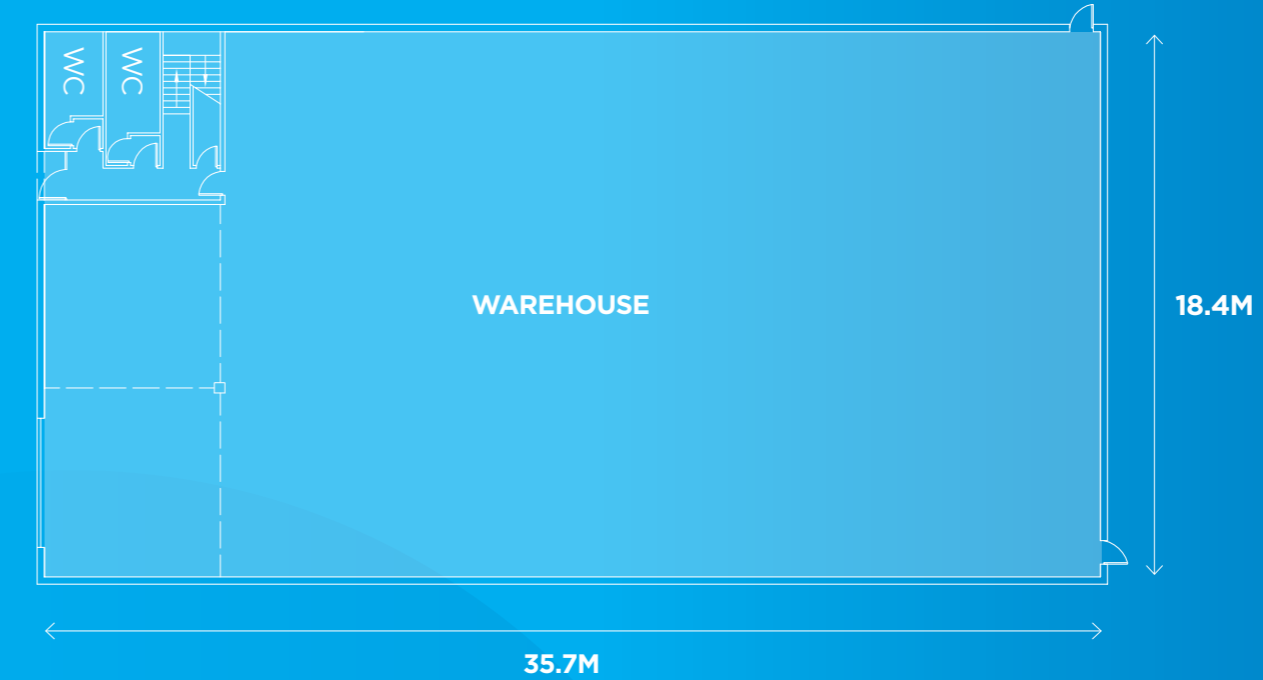
FOR LATEST AVAILABILITY VISIT
NORTHORBITALCP.CO.UK

UNIT 4 - 7,859 SQ FT



Available for immediate occupation at NOCP.
The unit would suit a range of uses including logistics, manufacturing or trade counter.

Ground Floor



Floor Area GIA	SQ FT	SQ M
Ground	7,087	658
1st - Office	772	72
Total	7,859	730

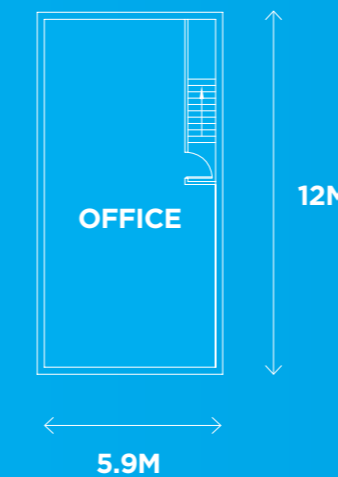
EPC Rating: B

Service Charge: Upon application

Business Rates

Rateable Value of £87,000
Rates payable: £5.65 per sq ft Based on 2023 Valuation - Transitional relief may apply. Occupiers are advised to make their own investigations.

First Floor



 1 EV CHARGING POINT

 DEDICATED LOADING AND 10 PARKING SPACES

 SINGLE FULL HEIGHT ELECTRIC LOADING DOOR

 24 HOUR SECURITY

 6M EAVES HEIGHT

 FLEXIBLE UNDERCROFT FOR ADDITIONAL OFFICE, TRADE COUNTER OR WELFARE SPACE



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ROADS	MILES
A414	0.4
M25 (J22)	2.7
M25 (J21A)	3.8
A1(M) (J3)	4.0
M1 (J7 & J8)	5.8
Central London	25.4

RAIL	MILES
St Albans City - Thameslink	2.2
<i>Direct link to St Pancras</i>	<i>22 mins</i>
St Albans Abbey - LNR	2.6
<i>Direct link to Watford Junction</i>	<i>18 mins</i>

Road and rail source: Google



FOR FURTHER INFORMATION, PLEASE CONTACT THE AGENTS



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