

6 Curo Park St Albans AL2 2DD

Close to M25 (J21&22), M1 and A1(M)

For Sale or To Let

Top Quality Modern Warehouse / Production Unit

9,137 Sq Ft (GIA) Approx.

- Built c 2002
- Highly specified facility
- 14 car spaces
- Large yard turning area
- Prime location



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140-15

Unit 6 Curo Park, Park Street, St Albans AL2 2DD

LOCATION

The property occupies a superb position a short distance from the A414 dual carriageway/M10, and has fast links to the M25 at junctions 21, 22 to the M1 at junctions 6 / 6a and the A1(M) at Junction 3.

It's easily accessible to north London as well as the adjoining major commercial centres of Watford, Hemel Hempstead, St Albans, Hatfield and Borehamwood.

Park Street station is an easy walk and provides a regular service to London.

Heathrow, Luton and Stansted airports are all within easy reach.

It's approximately 20 miles north of Central London.

THE ESTATE

This high quality modern estate comprising 2 blocks of similar units built about 2002 and now all individually owned.

Access to the estate is via a gated enclosure with an access system outside normal working hours.

The property has no units opposite so together with a large yard/parking provides excellent loading facilities. There are 14 allocated car spaces within this area which could potentially be doubled up if required.

A high speed EV point is installed.

BUILDING DESCRIPTION

A top quality modern production/warehouse unit formed in a small block of properties in a select high quality development. The primary construction is of a steel portal frame with a clear span with an eaves height of approximately 8.7m (9.5m to ridge).

Externally, the walls are attractively designed with full height brickwork, part cladding and part glazed curtain walling system and contain a single up-and-over loading door measuring approximately 3.6m wide by 5m high.

The warehouse is provided with high bay LED lighting, some power distribution, 3-phase power but no heating.

Features

- Clear high space
- LED lighting
- Racking if required
- Gated low density estate
- 8.70m eaves height

The office undercroft area to the first floor is an open space which could be used as part of the warehouse/production area or separated off to form offices or other ancillary uses as required. It has a clear headroom of 3.2m.

There's an appropriately sized first floor office which together with visitors' reception is fitted out to a high specification and in a stylish way.

Amenities include visitors'/disabled toilets and 2 ground floor toilets, 2 first floor toilets plus a shower and kitchen facility.

This provides a single flexible open-plan space capable of partitioning if required. The specification includes:-

- Prestige entrance
- Raised access floors for cabling distribution
- Existing data cabling.
- Wood flooring system.
- High specification hardwood door and skirting joinery.
- Suspended ceiling
- 2 air conditioning units.

FLOOR AREAS (GIA)

Ground Floor	7,852 sq ft (including undercroft)
First Floor	<u>1,285 sq ft</u>
Total	9,137 sq ft

LEASE TERMS

The property is available on a new lease for 10 years with a rent review after 5 years. Rent £149,500 per annum plus VAT.

Alternatively the freehold is for sale. Price on application.

There is a small charge for shared costs within the estate area including landscaping.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £69,500 rising wef 1 April 2023 to £85,000. Amount payable 51.2%.

AVAILABILITY

Immediately on completion of legal formalities.

INSPECTION

For further information please contact Mike Davies m.davies@davies.uk.com or Daniel Hiller d.hiller@davies.uk.com or telephone 01707 274237 or joint agent Chris Smiddy chris@forestrealestate.co.uk telephone: 01923 991 007

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: Category C (66).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.