

Alban Point  
Alban Park, Hatfield Road  
St Albans AL4 0JX

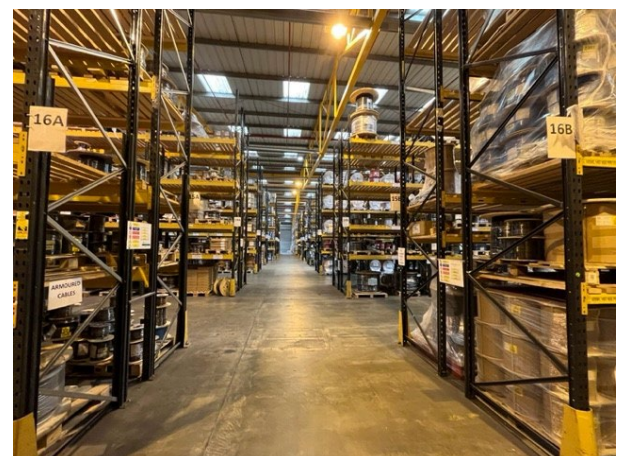


**For Sale Freehold (May Let)**

**Outstanding Modern Detached Warehouse / Industrial Building**

**55,049 Sq Ft (GIA) Approx. (Inc 4,389 Sq Ft Platform Floor)**

- Excellent position
- Easy access to M25 / A1(M) / M1
- Large yard
- Secure Site
- Well fitted ancillary offices / staff accommodation
- Headroom minimum 6.1m clear rising to 10.75m



# Alban Point

## Alban Park, Hatfield Road, St Albans AL4 0JX

### ST ALBANS

The cathedral town of St Albans is an extremely strong commercial location. Communications are superb offering close easy access to the M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London Kings Cross / St Pancras (approx. 21 minutes) and via Thameslink to Gatwick and the south coast and via HS1 to Eurotunnel.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible

In addition, it is conveniently located for access to Hatfield Business Park and station and the adjoining centres of Borehamwood, Potters Bar, Watford, Hemel Hempstead and Welwyn Garden City. North London is also very easily accessible.

### LOCATION

Located just off the Hatfield Road on the east side of St Albans the property forms part of a modern campus style development known as Alban Park.

The unit is approached past the major VW dealership and is close to the Homebase and Dunelm stores.

### DESCRIPTION

A modern stand-alone warehouse/industrial building.

It is of steel frame construction with internal walls of block to approximately 2.4m and profiled steel cladding above under a steel lattice roof structure in one bay with 4 internal columns.

There is a smart compact integral two-storey office section with welfare accommodation situated on the front corner.

A substantial mezzanine floor runs along the northern elevation next to the offices onto which they could easily be extended.

It stands in a secure fully self-contained site with a large yard area with car parking. Further parking is provided to the side of the property.

### FEATURES

#### Production / Warehouse

- Min 6.1m clear height to eaves, rising to 10.75m at the ridge
- Two electric 6m wide 5.5m high roller shutter doors (Alternative door configurations could easily be created)
- Lighting
- 750lbs/ft<sup>2</sup> (37.5 kN/m<sup>2</sup>) floor loading
- Secure yard
- 30m deep yard
- Current 70 kVA power but ability to substantially increase

### Offices

- Attractive reception area
- Smartly presented
- Board room, warehouse office, lock room, admin office, staff welfare area.
- Gas fired central heating and air conditioning to part
- Suspended ceilings with integral LED and Category 2 lighting
- Double glazed windows
- Carpeted floors with perimeter trunking throughout
- Male, female and disabled WCs

### APPROXIMATE (GIA) FLOOR AREAS

Ground Floor	Warehouse	47,482 Sq Ft
	Offices	1,588 Sq Ft
	<b>Total</b>	<b>49,072 Sq Ft</b>

First Floor Offices and Staff Facilities 1,588 Sq Ft

Total 50,660 Sq Ft

Platform Floor 4,389 Sq Ft

**Overall Total 55,049 Sq Ft**

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 1/4/2023 £310,000. From 1/4/23 £477,500. Transitional arrangements apply.

### TERMS

The premises are available freehold with vacant possession on completion. A lease may also be considered. Further details and quoting terms are available upon request.

### AVAILABILITY

February 2024.

### INSPECTION

For further information please contact Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Tel: 01707 274237

### 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. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (57)

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.

