

Preliminary Details

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

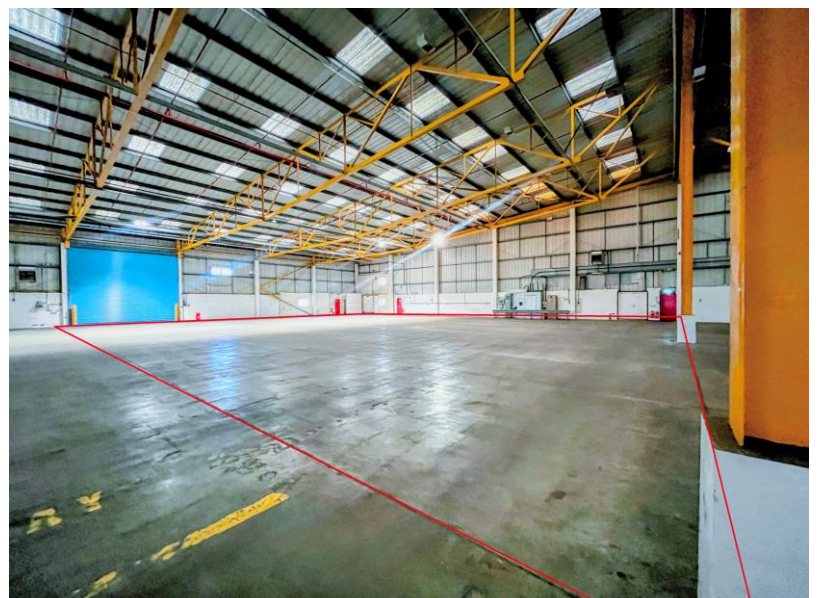


TO LET

Outstanding Modern Warehouse / Industrial Unit

10,000 Sq Ft (GIA) Approx. (plus circa. 10,000 Sq Ft Yard)

- Excellent position on modern estate
- Adjoining retail / car dealerships
- Easy access to M25 / A1(M) / M1
- Large yard
- Secure Site
- Eaves height minimum 6.1m rising to 10.75m
- High power capacity available



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Alban Point

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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) 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.

<https://maps.app.goo.gl/bzweQv9C9iwJGouZ8>

DESCRIPTION

A modern warehouse/industrial unit.

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

FEATURES

- Min 6.1m clear height to eaves, rising to 10.75m at the ridge
- One electric 6m wide 5.5m high roller shutter door
- 750lbs/ft² (37.5 kN/m²) floor loading
- Secure yard
- 30m deep yard
- Current 70 kVA power but ability to substantially increase
- Single loading door xm wide x xm high
- Toilet and staff amenities
- Ability to install offices

APPROXIMATE (GIA) FLOOR AREAS

10,000 sq ft

To be verified following subdivision works.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). To be separately assessed.

TERMS

Flexible new lease for a term to be agreed.

£150,000 per annum plus VAT.

AVAILABILITY

September 2024 following division works.

INSPECTION

For further information please contact: Clay Davies (c.davies@davies.uk.com) / Daniel Hiller (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.

Energy Performance Certificate: TBC

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.

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