

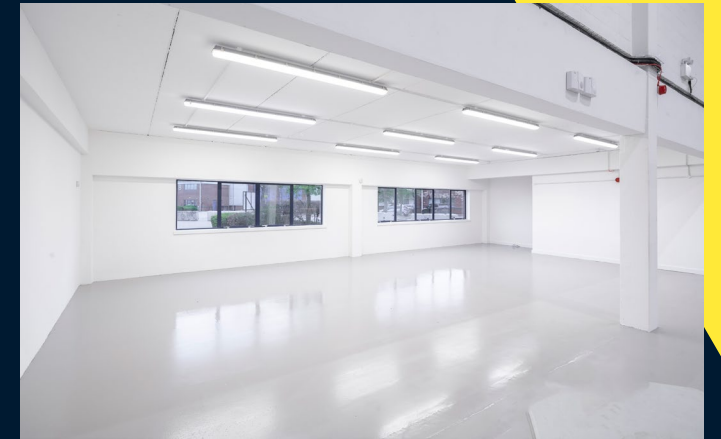
ventura park

Unit GH

ST ALBANS / AL2 2DB



29,147 Sq Ft
Distribution Unit To Let



THE BUILDING

The detached unit consists of a steel portal frame with brick and block elevations, a self contained yard and a dedicated office parking area.

The unit also benefits from an eaves height of 7.6m, first floor offices and undercroft, along with 3 ground level loading doors. The scheme also benefits from overnight gatehouse security.

SPECIFICATION


			
3 electric loading doors	7.6m to eaves	Landscaped environment	800KVA capacity
			
Gatehouse security	24/7 Use	PV panels to the roof	EV charging enabled
			
Heat source pumps	Shower facilities	Comfort cooling/heating	EPC A and BREEAM Very Good

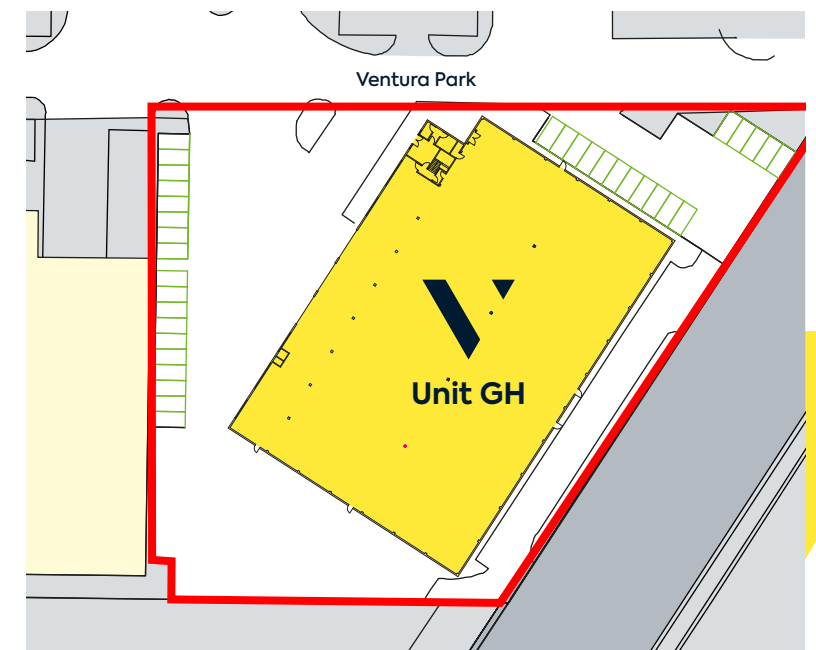
ACCOMMODATION

Unit GH	Use	Sq M	Sq Ft
First	Office	132.5	1,426
Ground	Warehouse	2,525.3	27,182
	Reception	50.1	539
Total		2,707.9	29,147

The total site area extends to approx. 1.51 acres. Site coverage 44%.

 Demised car parking

 Site plan not to scale. For indicative purposes only.












THE LOCATION

Located off Old Parkbury Lane, Units G & H are located within the popular and well-managed Ventura Park Industrial Estate.

Nearby tenants include Forward Trucking, Hitachi, DPD, Malibu and Franke Coffee Systems. Ventura Park is strategically located alongside the M25 between Junctions 21 and 22 (3.5 miles) and close to the M1 Junction 6A (3 miles). Radlett station is nearby (2 miles) offering fast rail links into St Pancras International.



CONNECTIONS

	2 miles	Radlett Station 6 mins	
	3 miles	M1 Junction 6A 10 mins	
	3.5 miles	M25 Junction 21 & 22 8 mins	
	14 miles	Enfield 26 mins	
	15 miles	Staples Corner 22 mins	
	16 miles	Watford 16 mins	
	26 mins*	St Pancras International	



* Journey time taken from Radlett Station.

VIEWING

Strictly through joint sole letting agents:

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TERMS

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