

TO LET - INDUSTRIAL



Units 2, 3, 4, And 6, Verulam Industrial Estate, St. Albans, AL1 1JB

2,354 - 12,222 SqFt (218.69 - 1,135.42 SqM)

£8.00 per sq ft

Flexible lease terms for up to 1 year

4.5m eaves height

Three phase power

Suitable for a variety of occupiers

Location:

Located approximately 1 mile from St. Albans Town Centre on London Road (A1081), providing easy access to the M25, M1 and A1(M) Motorways. St. Albans mainline station is within 5 minutes walking distance and the Thameslink provides regular fast trains to Kings Cross St Pancras (just 19 minutes journey time). The new Elizabeth Line is only one stop from Kings Cross St Pancras offering greater connectivity across the South West and South East.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Business Rates:

TBC

EPC

TBC

Viewings:

For viewings and further information please contact:

Chris Richards

01727 575 445

07983 775684

chris.richards@kirkbydiamond.co.uk

Accommodation	Sq Ft	Sq M
Unit 2	2,354	218.69
Unit 3	3,434	319.03
Unit 4	3,372	313.27
Unit 6	3,062	284.47
Total	12,222	1,135.46

Areas quoted are approximate and should not be held as 100% accurate.

Description:

A collection of modern warehouse units available on flexible lease terms for up to 1 year. Each warehouse is suitable for a variety of occupiers and benefit from three phase power, car parking, kitchen and W/C provisions and generous eaves heights.

**Terms:**

A new FRI Lease direct from the Landlord at a quoted rent of £8.00 per sq. ft plus VAT for a flexible lease term for up to 1 year.

VAT:

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Service Charge:

TBC

**DISCLAIMER**

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP