

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:

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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

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