

TO LET – Modern Light Industrial Unit



Unit 3, The Gryphon Industrial Park, St. Albans, AL3 6XZ

2,774 Sq. Ft (257.7 Sq. M)

Price on application

- Modern light industrial unit
- Allocated car parking for 3 cars
- 3-phase electrics
- First floor office accommodation with kitchen and W/C
- Mezzanine storage

Location:

Situated in a modern estate of similar units known as The Gryphon Industrial Park and within the wider Spring Valley business area which is an established and well-known mixed use commercial area approximately one mile north of St Albans City centre. The location has good communication links with the M1 and A5 within a short drive to the north and the A1(M) and M25 also within close proximity.

Description:

Comprises a modern end of terraced light industrial unit. There is parking to the front forecourt together with access for loading. The ground floor warehouse area benefits from 3 phase electricity supply and manual loading door (4.1m h x 3.05m w). The first floor provides an office, kitchen and staff area plus further storage. The building benefits from gas central heating, mix of inset and surface strip LED lighting, door entry/fire/security alarm systems.

Terms:

The premises are to be let on a full repairing and insuring lease for a term to be agreed.

VAT:

From enquires we understand that the property is elected for VAT and therefore, payable at the appropriate rate where applicable.

Estate Charge:

From enquires we understand there is an estate charge for 2023/24 of £1,200 (approx.) per annum.

EPC:

TBA

Accommodation:

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

Accommodation	Sq Ft	Sq M
Gnd Floor warehouse	1,509	140.18
1 st Floor office	354	32.87
1 st floor storage	911	84.66
Total	2,774	257.71

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

Business Rates:

From enquires we understand the rateable value to be £28,500 giving a rates payable in the order of **£14,222** per annum.

Interested parties are advised to contact the relevant Local Authority.

Viewings:

For viewings and further information please contact the sole agents:

Chris Richards

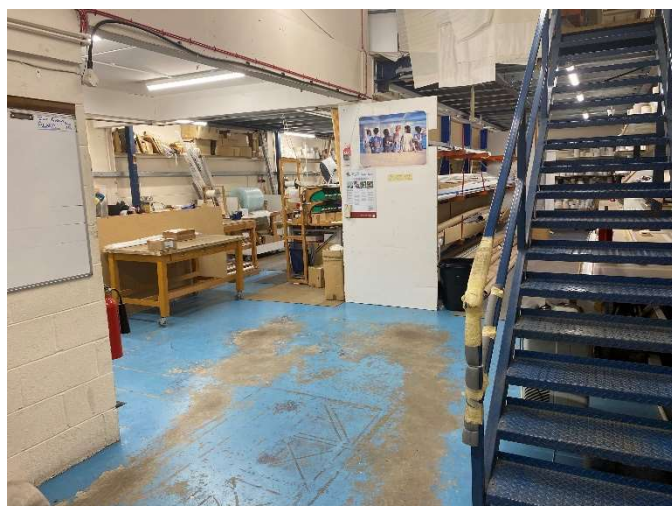
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