



UNIT 4 BRICK KNOLL PARK

Ashley Road | St Albans | AL1 5UG

WAREHOUSE UNIT 24,472 SQ FT (2,273.52 sq m)



TO LET



NEWLY

REFURBISHED



25 YEAR WARRANTY
ON ROOF



GENEROUS CAR
PARKING



4 LEVEL ACCESS
LOADING DOORS



7.3M
EAVES HEIGHT



24/7
UNRESTRICTED ACCESS



EPC - B



ESTABLISHED
INDUSTRIAL LOCATION



GATES ON
2 ELEVATIONS



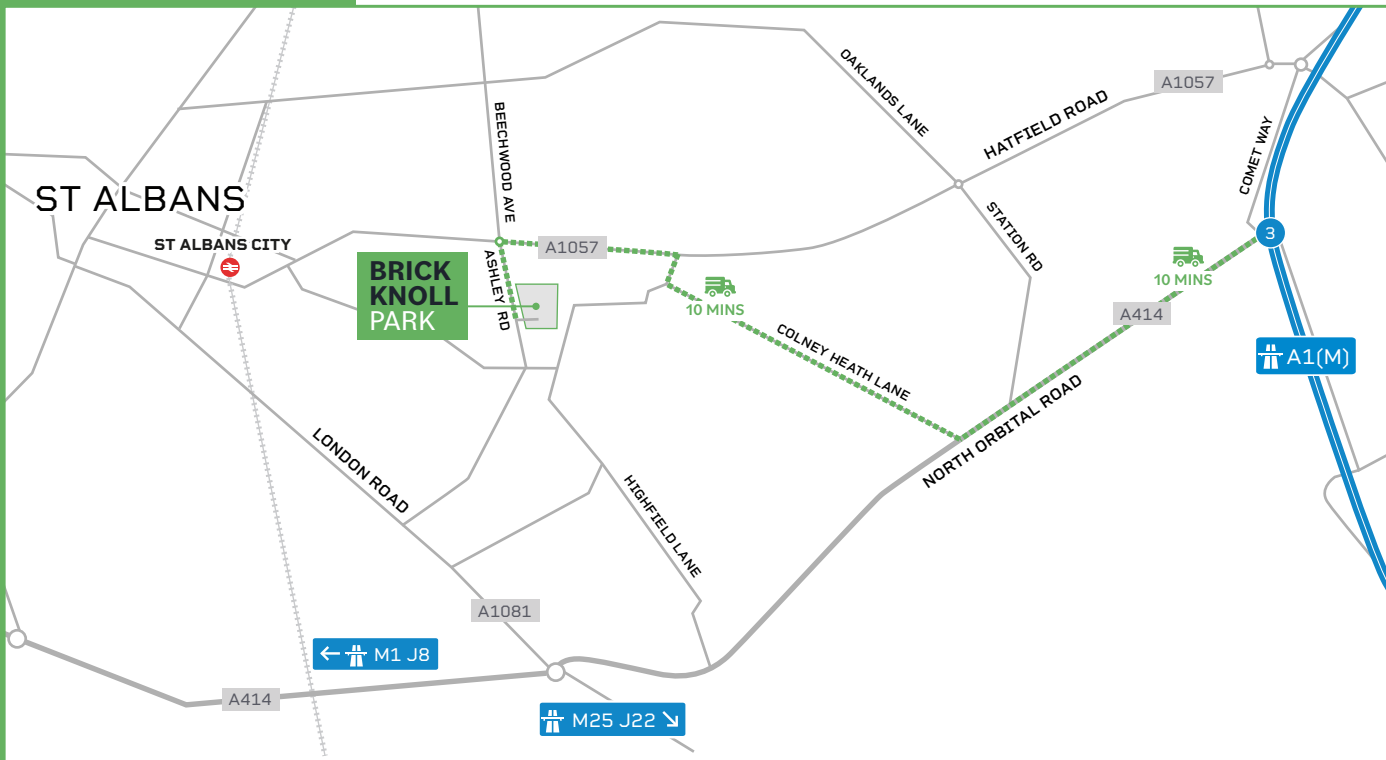
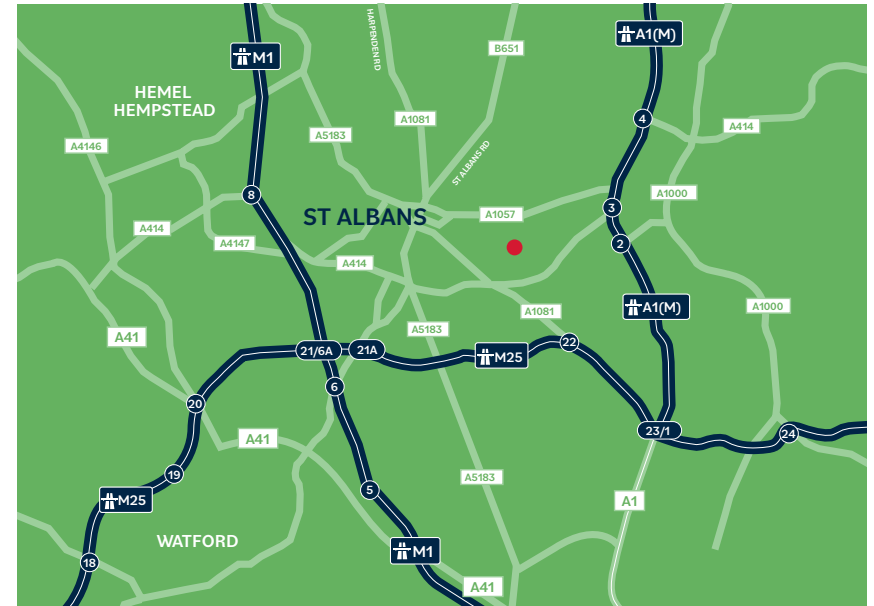
SECURE YARD



THREE STOREY OFFICES

Location

St Albans is located approximately 20 miles north west of London benefiting from excellent road links to M1, M25 and A1(M). The established Brick Knoll Park is located approximately 1 mile south east of St Albans city centre off Ashley Road. The City has good links to Luton, Stansted and Heathrow airports as well as benefiting from two mainline stations providing access to St Pancras and London Euston.



KEY LOCATIONS	DISTANCE
M25 J22	3.4 miles
A1 J3	3.5 miles
M25 J21A	5.7 miles
M1 J8	7 miles
Watford	10 miles
Hemel Hempstead	10 miles
Luton Airport	17 miles
Central London	25 miles
Heathrow Airport	28 miles

IN GOOD COMPANY

MORRISONS

ACCESS SELF STORAGE

ASHLEY ROAD

BRICK KNOLL PARK

NABCO

UNIT 4

ROYAL MAIL

CITY PLUMBING

HOWDENS

SELCO



Description

Unit 4 comprises a semi detached warehouse of concrete frame and steel portal construction benefiting from 4 electrically operated ground level loading doors.

The office accommodation is across 3 storeys with open plan offices on the 1st/2nd floors. The substantial yard is securely fenced and accessible via two gates on different elevations.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	19,357	1,798.32
Office	1,693	157.28
Office	1,711	158.96
Office	1,711	158.96
Total	24,472	2,273.52



Tenure

Available on a Leasehold basis only.
Please contact the agents for quoting terms.

EPC

Available on request.



Rent

Rent on application.

Service Charge

No service charge is payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents:



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