

3

# HANDLEY PAGE WAY

PARKBURY • RADLETT • AL2 2DQ



**FULLY REFURBISHED WAREHOUSE UNIT**

**7,876 sq ft (731.7 sq m)**

**TO LET**

## DESCRIPTION

Unit 3 is a high quality semi-detached building with office access to the front and dedicated loading to the rear.

The first floor offices are accessed via the ground floor reception which also leads to the undercroft which is suitable for additional offices, light storage or production.

The rear yard is fully fenced with an electric loading door providing access to the warehouse which is column free and benefits from an eaves height of 6.8m, LED Lighting and new roof lights. The first floor offices have separate WCs and are comfort cooled with a raised floor for power and data.

# NEWLY REFURBISHED


 **6.8m**  
eaves height

 Newly  
installed  
solar panels

 Secure  
yard

 Kitchenette

 Separate  
rear  
loading

 EV  
charging  
points

 Good  
quality  
offices

 Shower

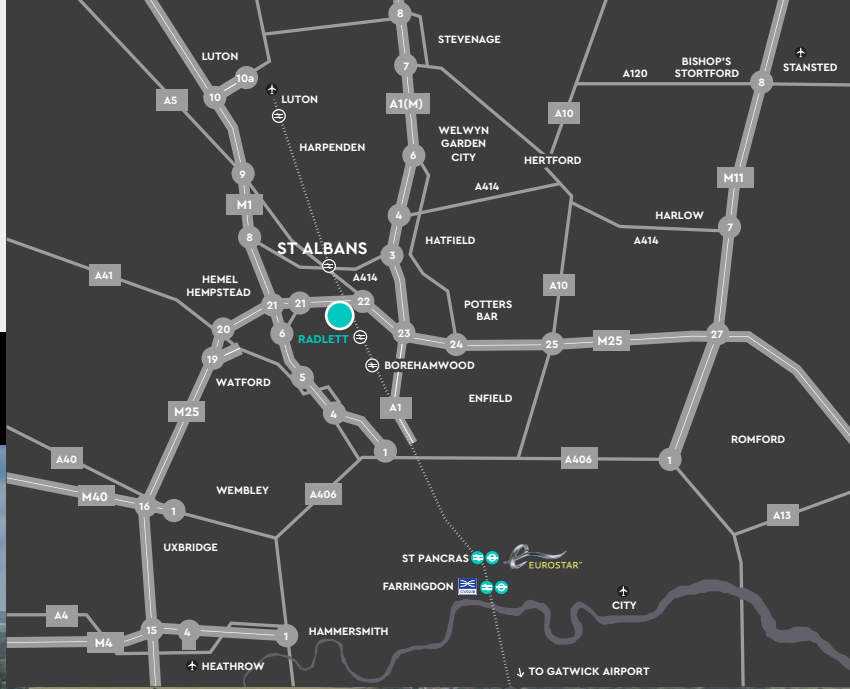


# Excellent Transport Connections

Situated off Old Parkbury Lane, the unit is located within the established Parkbury estate, with nearby tenants including DPD, Blanco, FTS and Franke Coffee Systems.

Parkbury is strategically located alongside the M25 between Junctions 21 & 22 which are 3.9 miles and 3.5 miles respectively. The M1 (Junction 6a) is 3.4 miles away. Radlett station is 2 miles south, from where there are fast rail links to St Pancras International.

SAT NAV:  
AL2 2DQ



ST ALBANS

ST ALBANS

Site of proposed strategic rail freight interchange

M25 J21A  
2 MILES

the floor hub

INSPIRED

M25

M25 J22  
2 MILES

FTS

Media Powerhouse

3

mirror FINISH

OLD PARKBURY LANE

HANDLEY PAGE WAY

haninaford

Good Ventures

PARK ST  
1.5 MILES

FRANKE

BLANCO

RADLETT  
1.5 MILES

RADLETT ROAD

dpd

## ACCOMMODATION

Ground floor warehouse	6,084 sq ft	565.2 sq m
First floor offices	1,792 sq ft	166.5 sq m
<b>Total</b>	<b>7,876 sq ft</b>	<b>731.7 sq m</b>

These floor areas are approximate and have been calculated on a gross external basis.

## RATES

The VOA website shows an entry in the current Rating List of £95,000. The rates payable will be a proportion of this figure. For rates payable from 1st April 2024, refer to the Local Rating Authority, St Albans City & District Council – 01727 819270.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.



**7,876 SQ FT WAREHOUSE**

### EPC

A - 19

### LEGAL COSTS

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

### TENURE

The unit is offered to let on a new lease for a term by negotiation.

### RENT

Rent on application.





**SECURE YARD**



**EV CHARGER**



**KITCHENETTE**



**PV PANELS**



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## VIEWING & FURTHER INFORMATION

  
**0203 151 1011**  
[www.tlre.co.uk](http://www.tlre.co.uk)

**Paul Londra**  
 07779 269290  
[paul.londra@tlre.co.uk](mailto:paul.londra@tlre.co.uk)

**Ed Thomason**  
 07818 065276  
[ed.thomason@tlre.co.uk](mailto:ed.thomason@tlre.co.uk)

  
**01923 210810**  
[brasierfreeth.com](http://brasierfreeth.com)

**Graham Ricketts**  
 07841 235185  
[graham.ricketts@brasierfreeth.com](mailto:graham.ricketts@brasierfreeth.com)

**Felix Sharman**  
 07712 431588  
[felix.sharman@brasierfreeth.com](mailto:felix.sharman@brasierfreeth.com)

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