

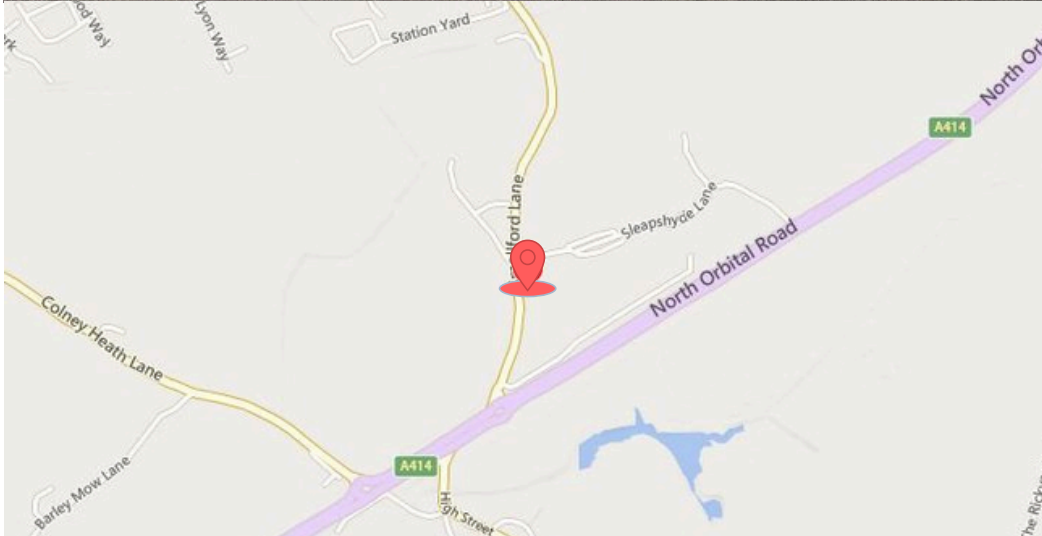
Unit 10B Smallford Works
Smallford Lane |
St Albans | AL4 0SA

Surfaced Yard To Let |
17,800 Sq. ft (0.40 acres)



Key features

- Level, regular shaped site
- Mixed tarmac & concrete surface
- 3 phase power & water
- WC's on site
- 24 hour monitored CCTV coverage
- Fully fenced



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Description

The property comprises a clear, level site of approximately 0.40 of an acre suitable for a variety of open storage uses. The site is fenced and sits within a complex of adjoining sites of varying sizes accessed from a fully surfaced estate road that emerges onto Smallford Lane.

Location

Smallford Works is situated in Smallford Lane on the eastern periphery of St Albans less than ½ a mile from the A414 dual-carriageway that provides a fast East – West link between the A1 (M) and M1. The important M1/M25 and A1/M25 Junctions are approximately 5 miles and 7 miles respectively from the site.

Rent

Rental offers are invited in the region of £5.50psf, per annum exclusive.

Accommodation

Site area | 0.40 acre | 17,800 Sq.ft

Rates

The VOA website shows an entry in the 2023 Rating List of £47,750. The rates payable will be a proportion of this figure.

For rates payable from 1 April 2024, refer to the Local Rating Authority, St Albans City and District Council - 01727 866100.

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

Viewing

The site can be readily viewed from the road, but please contact the agents if full access is required.

Legal costs

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

For viewings contact

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com



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