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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WELLINGTON ROAD
ST. ALBANS
AL2 1EY

£400,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

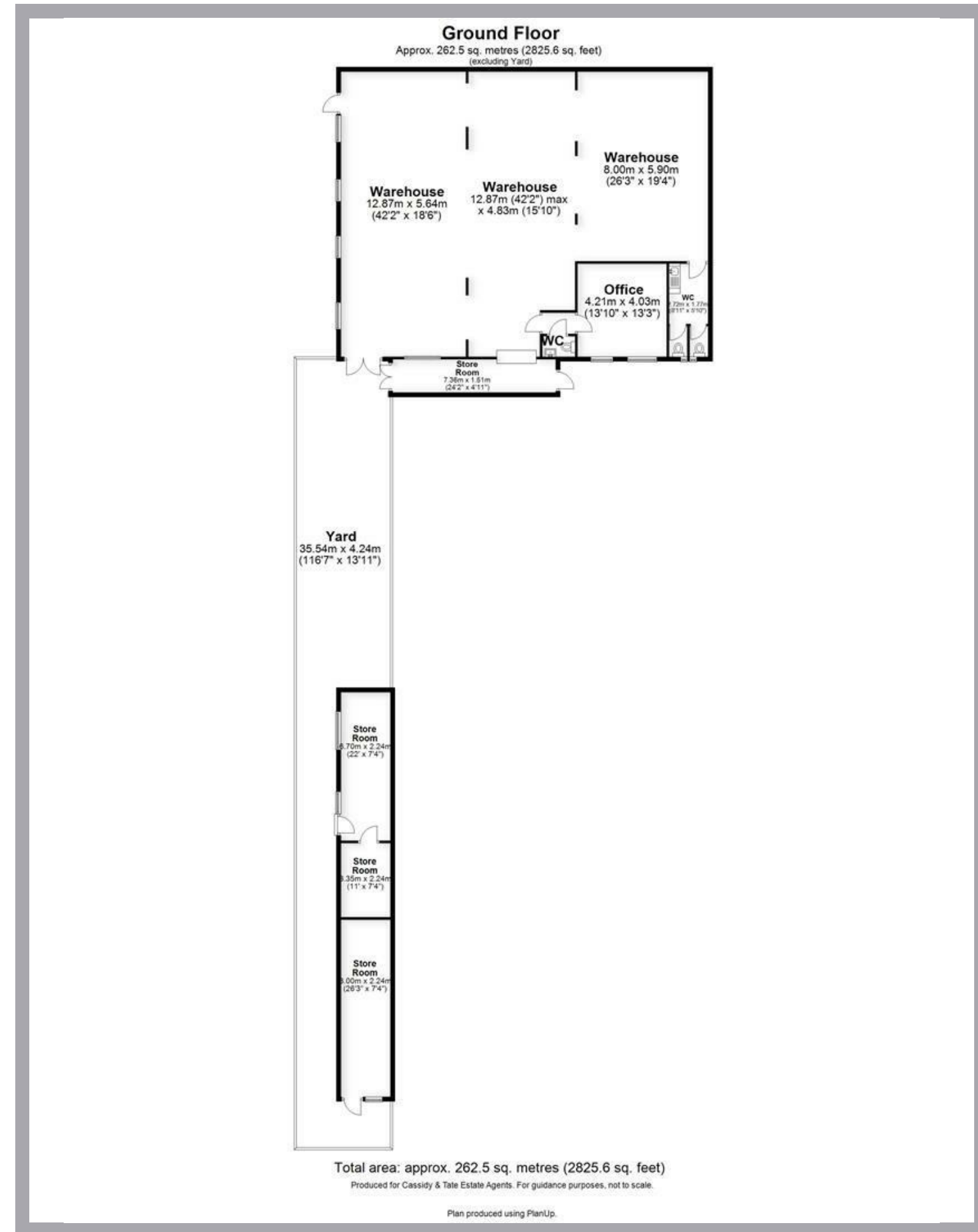
Positioned within a commercial hub in London Colney, St Albans, this freehold property offers a highly functional and adaptable opportunity for owner-occupiers, investors, and trade operators alike. Extending to approximately 2,825sqft (NA), the premises have permission for a range of uses within Class B2, B8 and E, providing flexibility for light industrial, storage, and business operations.

The property is in need of renovation throughout.

The accommodation comprises a fitted office space with WC facilities, supported by two single-storey storage units, delivering a practical layout for a variety of operational requirements. Externally, the property benefits from a small yard area, suitable for ancillary storage or workspace, alongside valuable off-street parking provision.

Located just off the High Street within a well-established light industrial estate, the property benefits from strong connectivity and ease of access, enhancing its appeal to occupiers requiring a strategic yet accessible base.

Offered with freehold vacant possession, the asset provides immediate occupation or letting potential, presenting an attractive proposition for both owner-occupiers and investors seeking income generation or long-term asset growth in a proven commercial location.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

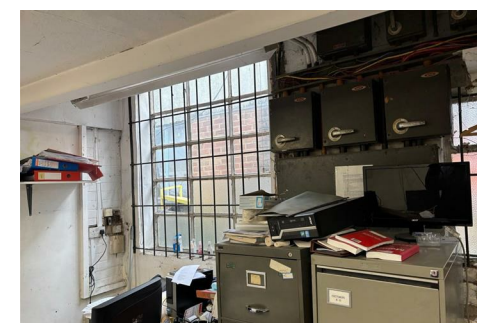
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- commercial building
- requires refurbishment
- Freehold
- use classes B2,B8, E & E(g)(iii)
- NIA 2.825sqft (262.5sqm)
- Vacant possession

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



