



- Refurbished warehouse/workshop unit (including B2 permitted use)
- Situated on Hatfield Road with easy access to the A1(M), M25 & A414
- 4m minimum eaves height
- Electric roller shutter door
- Warehouse blower heating
- Kitchen & WCs
- CCTV & alarm system
- 6-8 parking spaces

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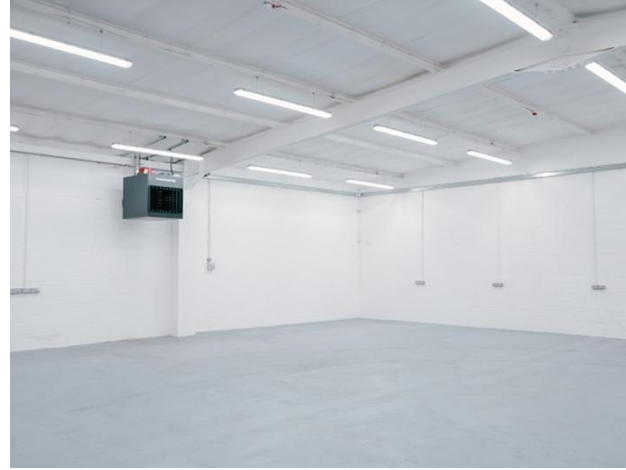
Unit X1, Lyon Way, St. Albans, Hertfordshire, AL4 0LS

Refurbished Industrial Unit with Offices

Approx. 5,509 Sq Ft (511.79 Sq M)

**To Let**

# Unit X1, Lyon Way, St. Albans, Hertfordshire, AL4 0LS



## Description

A warehouse/industrial building with offices comprehensively refurbished. The warehouse benefits from an electric roller shutter door, 4 metre eaves height, warm air blower heater and LED lighting. Externally there is parking for 6-8 cars to the front forecourt together with additional parking possible to the right hand side external storage area.

## Location

Situated on Hatfield Road between St Albans and Hatfield:

A1(M) (Junction 3) 2 Miles

A414 1.5 Miles

M25 (Junction 22) 3 Miles

## Floor Area

Warehouse/workshop	4,783 Sq Ft	444.34 Sq M
Offices	726 Sq Ft	67.45 Sq M
<b>Total</b>	<b>5,509 Sq Ft</b>	<b>511.79 Sq M</b>

## Rent

£79,750 per annum exclusive.

## Terms

The property is offered to let by way of a new full repairing and insuring lease.

## Business Rates

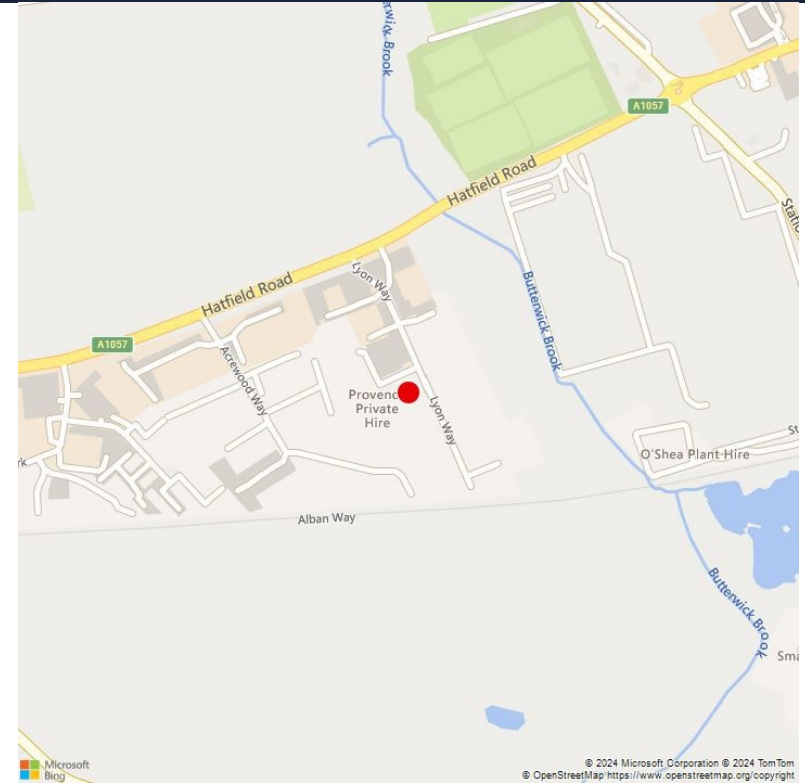
From verbal enquiries the rateable value is £58,500 with rates payable of £31,941 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Band D - 76



## Viewings

Strictly By appointment only with sole agents Aitchison Raffety - Georgia Strazza, 01727 843232, georgia.strazza@argroup.co.uk or Connor Harrington, connor.harrington@argroup.co.uk



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