



**OUTSTANDING MODERN WAREHOUSE /
INDUSTRIAL UNIT
10,000 SQ FT**

Rent: £150,000 per annum

Alban Point
Alban Park
Hatfield Road
St Albans
AL4 0JX

- Excellent position on modern estate
- Adjoining retail / car dealerships
- Easy access to M25 / A1(M) / M1
- Large yard
- Secure Site
- Eaves height minimum 6.1m rising to 10.75m

ALBAN POINT, ALBAN PARK, HATFIELD ROAD, ST ALBANS, AL4 0JX

Location

Located just off the Hatfield Road on the east side of St Albans the property forms part of a modern campus style development known as Alban Park.

The unit is approached past the major VW dealership and is close to the Homebase and Dunelm stores.

<https://maps.app.goo.gl/bzweQv9C9iwjGouZ8>

ST ALBANS

The cathedral town of St Albans is an extremely strong commercial location. Communications are superb offering close easy access to the M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London Kings Cross / St Pancras (approx. 21 minutes) via Thameslink to Gatwick and the south coast and via HS1 to Eurotunnel.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible

In addition, it is conveniently located for access to Hatfield Business Park and station and the adjoining centres of Borehamwood, Potters Bar, Watford, Hemel Hempstead and Welwyn Garden City. North London is also very easily accessible

Accommodation

A modern warehouse/industrial unit.

It is of steel frame construction with internal walls of block to approximately 2.4m height and profiled steel cladding above under a lattice roof structure.

Size to be verified following subdivision works.

FEATURES

Min 6.1m clear height to eaves, rising to 10.75m at the ridge

One electric 6m wide 5.5m high roller shutter door

750lbs/ft² (37.5 kN/m²) floor loading

Secure yard

30m deep yard

Current 70 kVA power but ability to substantially increase

Single loading door

Toilet and staff amenities

Ability to install offices

Sq Ft

TOTAL

10,000

Tenure

Flexible new lease for a term to be agreed.

£150,000 per annum plus VAT

Service Charge

£5,000 per annum plus VAT

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). To be separately assessed but the RV is estimated at £92,500 payable £50,505 per annum.

Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: B - 34

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.