

# Unit 4, Brick Knoll Park

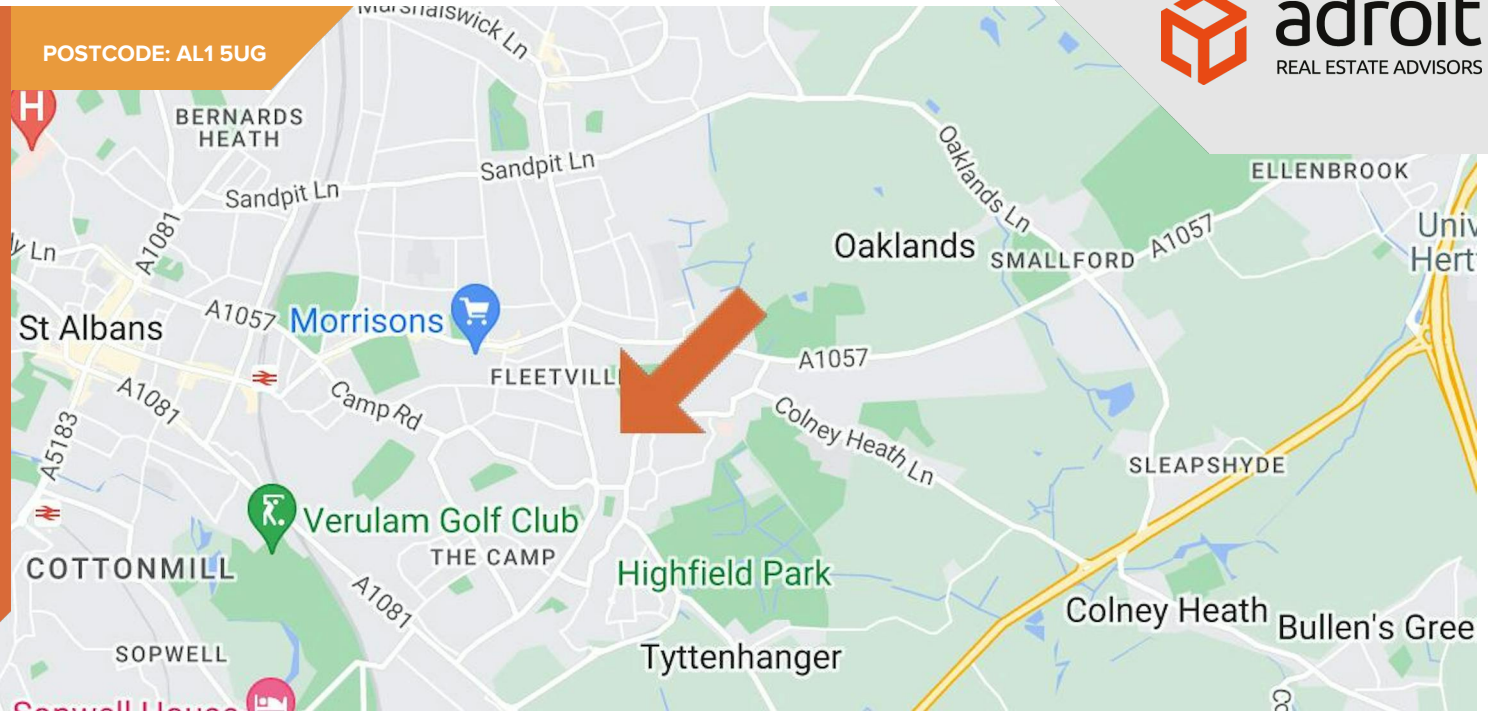
Ashley Road, St Albans, AL1 5UG



**TO LET**

**24,472 sq ft** (2,273.52 sq m)

- Under refurbishment
- Four level access loading doors
- 7.3m eaves height
- Three storey offices
- Generous car parking
- Gates on two elevations
- Established industrial location
- 24/7 unrestricted access



## Description

Unit 4 comprises a semi detached warehouse of concrete frame and steel portal construction benefiting from 4 electrically operated ground level loading doors. The office accommodation is across 3 storeys with open plan offices on the 1st/2nd floors. The substantial yard is securely fenced and accessible via two gates on different elevations.

## Location

St Albans is located approximately 20 miles north west of London benefiting from excellent road links to M1, M25 and A1(M). The established Brick Knoll Park is located approximately 1 mile south east of St Albans city centre off Ashley Road. The City has good links to Luton, Stansted and Heathrow airports as well as benefiting from two mainline stations providing access to St Pancras and London Euston.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	19,357	1,798.32
Office	1,693	157.28
Office	1,711	158.96
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<b>Total</b>	<b>24,472</b>	<b>2,273.52</b>

## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

Available on request.

## Availability

Available Q2 2023

## Rent

£16.50 per sq ft

## Service Charge

No service charge is payable.

## Legal Costs

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

## Business Rates

Rateable Value of £262,500.00

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Gerald Eve

## Adroit Real Estate Advisors



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