

# Unit 26 North Orbital Commercial Park

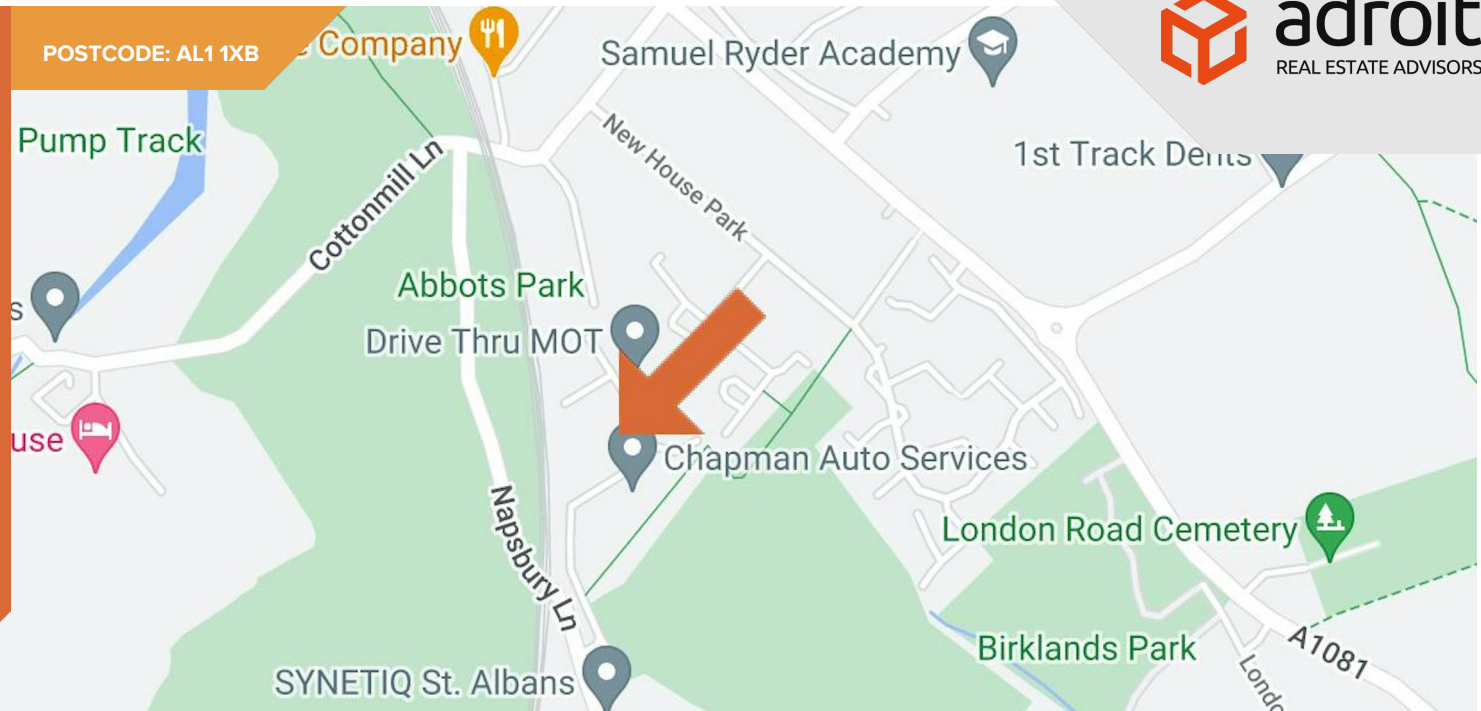
St. Albans, AL1 1XB



**TO LET**

**5,817 sq ft** (540.42 sq m)

- To be extensively refurbished
- 6m eaves
- 24 hour CCTV security
- Dedicated parking
- Single loading door
- Established industrial location



## Description

Mid terrace steel portal frame unit that is to be extensively refurbished. Ground floor will provide a clear warehouse area with small undercroft accessed via a single up and over electric loading door. Male and female toilets are located on the ground floor. To the 1st floor the unit will offer new fully refurbished offices and kitchenette overlooking the yard and parking areas

## Location

The estate is well positioned to offer access to Central London, the South East and the wider country being close to the M25, M1 and A1. St Albans City centre is also closely offering an excellent train service into London and the wider region. There are walkways and pathways from the estate with connections to the wider local countryside.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,231	485.98
1st - Office	586	54.44
<b>Total</b>	<b>5,817</b>	<b>540.42</b>

## Tenure

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

## EPC

Available on request.

## Availability

Available Q3 2024

## Rent

£16.25 per sq ft

## Service Charge

Further information is available upon request.

## Legal Costs

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

## Business Rates

Rateable Value of £57,000.00

Rates payable: £5.02 per sq ft Based on 2023

Valuation - Transitional relief may apply  
occupiers are advised to make their own investigations.

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Knight Frank

## Adroit Real Estate Advisors



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