

Modern Warehouse / Production Building

29,650 SQ FT (2,754 SQ M)



To Let

Unit 3 Riverside Industrial Estate

London Colney, Herts AL2 1TT

- Recently Refurbished
- Large secure self-contained site of 1.27 acres
- 9.85m eaves
- 10% offices
- 3 electric loading doors with large canopy
- Power: 276 KVA

Contact Us

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Location

The property is situated within the established Riverside Estate, which is ideally located for access to the M25, London and Home Counties.

M25 (J22) - 0.5 miles
 A414 - 2.3 miles
 St Albans City Train Station - 3.1 miles
 A1 (M) - 4.1 miles
 St Albans - 4.3 miles
 M1 (J6A) - 5.6 miles

Description

Unit 3 extends to approximately 29,650 sq ft and is of steel portal frame construction with min 9.85 metre eaves and 3 electric loading doors with a large canopy on a large secured self-contained site. The total site area extends to approximately 1.27 acres.

Terms

Upon application.

Business Rates

Available on request.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.

Areas (GIA)

Unit 3	SQ FT	SQ M
Warehouse/Production	26,568	2,468
Offices/Staff Accommodation	3,082	286
TOTAL GIA	29,650	2,754



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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.