



**AITCHISON  
RAFFETY**



- Manual roller shutter door
- Gated estate with 24 hour access
- Allocated parking
- 3 phase power
- LED lighting
- Separate office space
- 3.6m eaves height rising to 4.85m

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Unit 4, Executive Park, Hatfield Road, St. Albans, AL1 4TA

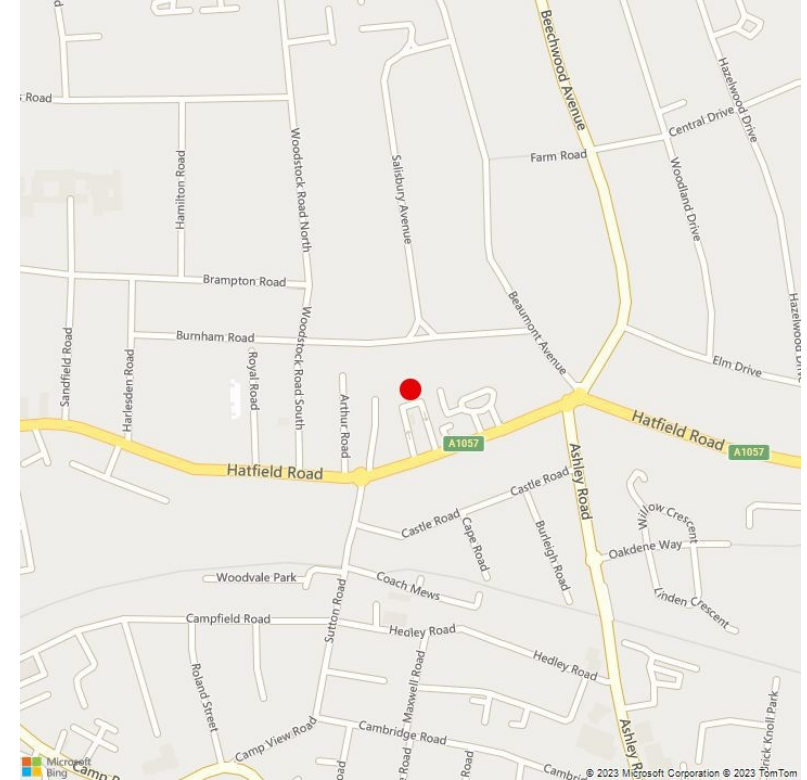
Modern light industrial unit

Approx. 1,236 Sq Ft (114.82 Sq M)

**To Let**



# Unit 4, Executive Park, Hatfield Road, St. Albans, Hertfordshire, AL1 4TA



## Description

Unit 4 is a mid-terraced light industrial / warehouse with metal cladding and roofs. Executive Park is a gated development of 12 industrial units set around a central courtyard providing access for loading and allocated parking. This unit has 4 allocated parking spaces.

The unit benefits from a minimum eaves height of 3.65 metres rising to 4.85 metres. The unit is open plan with a small office and WC provided to the front elevation. There is also an additional mezzanine storage.

## Location

Executive Park is located off Hatfield Road and is approximately 1.5 miles from St Albans city centre and mainline train station with Hatfield town centre located approximately 4 miles to the east. There are excellent road links with the A414 being within 1.5 miles which gives access to the A1(M) (3.5 miles). The M25 (Junction 22) is within 3.5 miles and the M1 (Junction 6) within 6.5 miles.

## Floor Area

Warehouse	1,236 Sq Ft	114.82 Sq M
Includes Office and WC	152 Sq Ft	14.12 Sq M
Additional Mezzanine	134 Sq Ft	12.45 Sq M

### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

## Rent

Rent on application

## Terms

The property is available via an assignment of the residue of the existing lease which expires on 25 November 2025.

Alternatively, a new longer lease may be considered by the Landlord. Details are available on request.

## Business Rates

The current rateable value is £17,250 meaning that rates payable will be around £8,607.75.

## VAT

This property is subject to VAT.

## Energy Performance Rating

B-48

## Service Charge

Service Charge information available on application

## Viewings

Strictly by appointment via the sole agents  
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We invest in people Silver

