

**Mileway**

# Executive Park St Albans

Available to Let  
Warehouse  
1,506 sq ft (140 sq m)

Level access loading



24-hour access



Allocated on-site parking



Three-phase electricity



# Executive Park

Hatfield Road, St Albans, AL1 4TA



## Description

Unit 3 is an end-terraced light industrial / warehouse with metal cladding. The unit benefits from a minimum eaves height of 3.75 meters rising to 5.3 metres. The unit is open plan with a small office and WC provided to the front elevation. This unit has 3 allocated parking spaces.

## Location

Executive Park is a gated development of 12 industrial units set around a central courtyard providing access for loading and allocated parking. 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 west. 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on a new full repairing and insuring lease

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	1,506	140	Immediately
Total		1,506	140	

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