

Unit 4 Executive Park St. Albans AL1 4TA

To Let

Modern Warehouse / Production Unit

1,238 Sq Ft (GIA) Approx.

- 4 parking spaces
- Not suitable for motor trade



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I39-11

Unit 4 Executive Park

Hatfield Road, St Albans AL1 4TA

LOCATION

The cathedral town of St Albans provides a highly attractive and strategic location between the M1, A1M and M25.

St Albans Station offers a fast-electrified service to London St Pancras and via Thames Link to Brighton.

St Albans is a highly attractive location with a major shopping and historic city centre.

Executive Park is small industrial development on the north side of Hatfield Road close to the junction with Ashley Road and Beechwood Avenue, approx. 2 miles east of the City Centre.

DESCRIPTION

Unit 4 is a mid-terraced light industrial / warehouse of steel portal frame construction.

It has a mono pitched roof with a maximum eaves height of 16ft at the front reducing to 12ft at the rear of the unit.

It provides principally clear open plan space with a small office and single WC at the front. Access to the warehouse is by a 12 ft manually operated loading door. The property is served with warehouse lighting, gas heating, three-phase power distribution and ram-raid bollards.

Motor trade uses are not permitted.

APPROX. (GROSS INTERNAL) FLOOR AREA

1,238 Sq Ft

This includes a 133 Sq Ft office / ancillary area.

CAR PARKING

4 parking spaces.

TERMS

The property is available via an assignment of the residue of the existing lease which expires on 25 November 2025 at a rent of £27,603 per annum plus VAT.

The tenant's responsibility for repairs is limited by reference to a Schedule of Condition.

The property is generally very well presented and finished.

Alternatively, a new longer lease may be considered by the Landlord.

There will be a service charge to cover the shared cost of maintaining the estate.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). To be independently assessed.

AVAILABILITY

Immediate on completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) at Davies & Co.

NOTE

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate – TBA

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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