

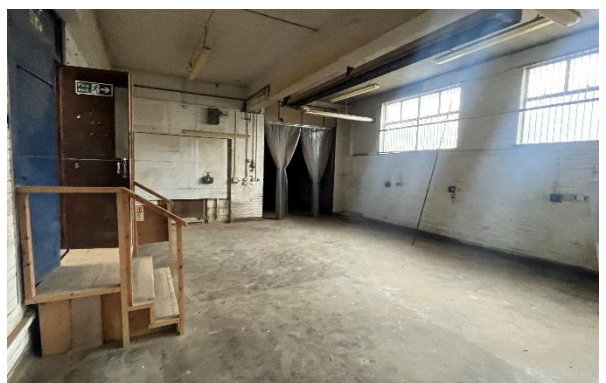
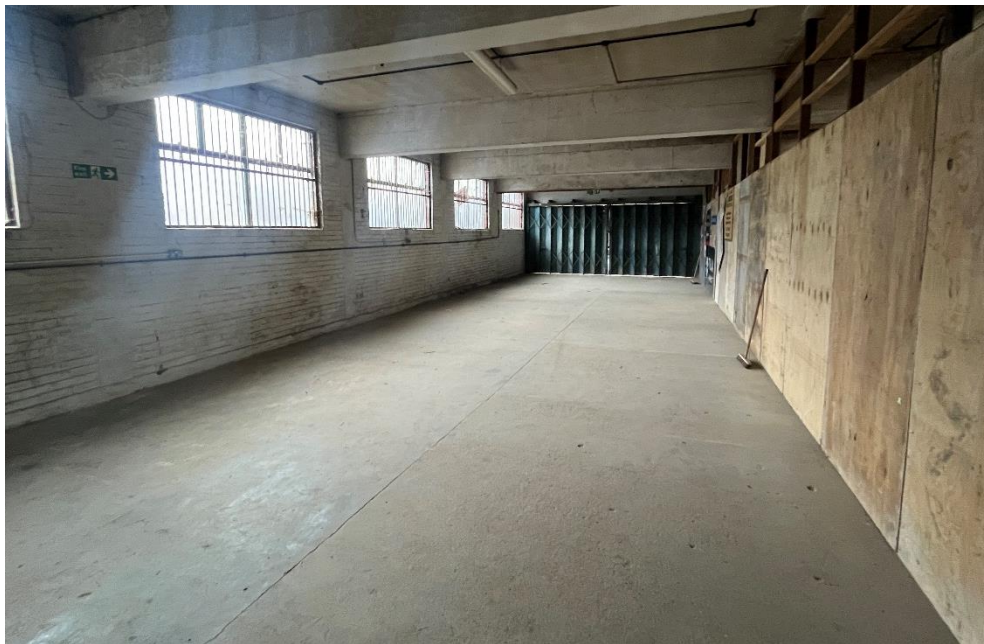
11A Pickford Road, St Albans
AL1 5JH

To Let – Short Term Lease

Very Cost Effective Storage Unit Available on a Shorter Term Agreement

4,225 Sq Ft (GIA) Approx.

- Very Economical Rent
- Available to June 2025
- Parking, WC and Kitchen



11A Pickford Road, St Albans AL1 5JH

ST ALBANS

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.

LOCATION

Pickford Road is superbly located on the North side of St Albans just off the Hatfield Road with excellent access to the A1, M1 and M25.

DESCRIPTION

A large storage unit constructed from a traditional concrete and brick. There is currently a small amount of internal partitioning however this can easily be removed to create a wide open space with no supporting columns.

In addition the property also benefits from an additional space at the rear for additional storage. This area contains WC and kitchen facilities.

The warehouse can provide an uninterrupted column free space with an eaves height of 2.85m.

The property benefits from a low level docking loading and a small ramp could be created.

APPROX. (GROSS INTERNAL) FLOOR AREA

Ground Floor	4,225 sq ft
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CAR PARKING

Parking for 5 vehicles to the front of the property.

TERMS

The property is available by way of a new lease until June 2025 with the option to extend on a rolling three monthly basis thereafter.

£25,000 per annum.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). £29,750. Rates payable approx. 49.9% for the y/e 31/3/2025.

AVAILABILITY

Immediately upon completion of legal formalities

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTES:

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: TBC

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.