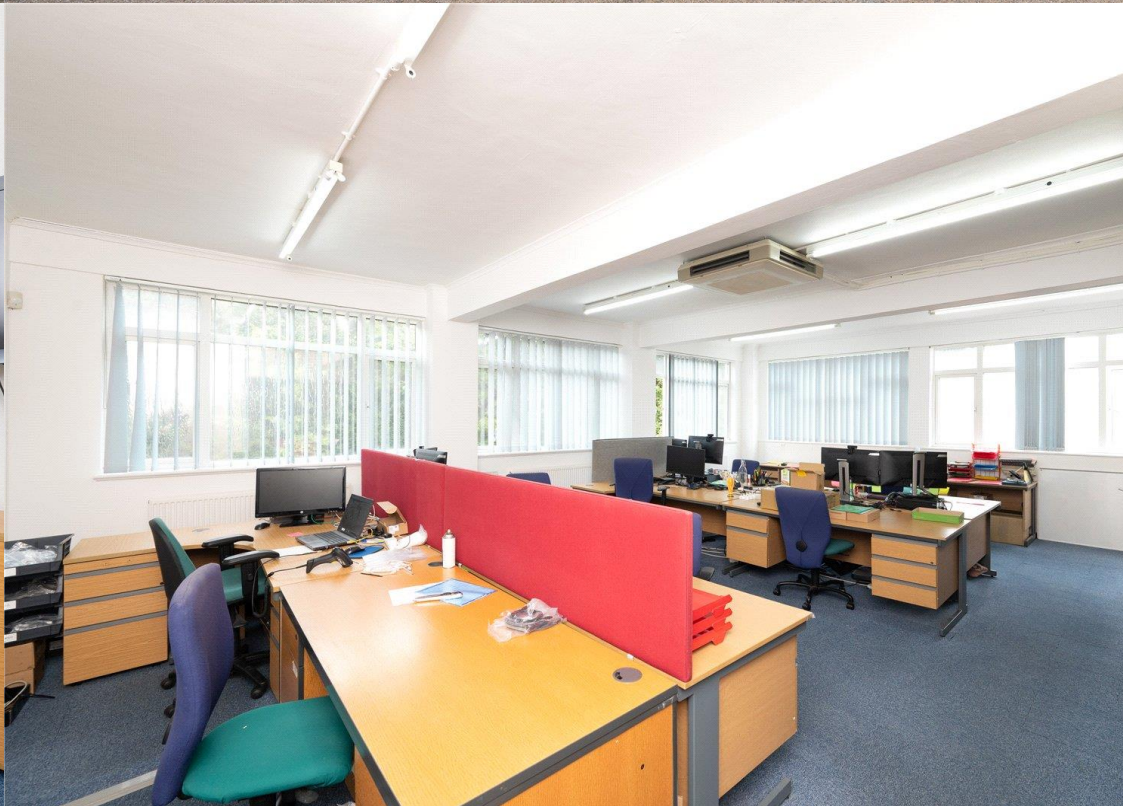






The property is situated on an industrial estate, which is located approximately two miles to the north side of the City Centre, off the B651, St Albans Road. St Albans is a prosperous and historic market town, strategically situated some twenty miles north west of central London. The city enjoys excellent road and rail communications with the M25 (J21A), M1 (J6) and A1(M)(J3) motorways all within approximately six miles distance. St Albans mainline railway station provides for rapid access to St Pancras International (approximate travelling time twenty minutes).

DESCRIPTION

Warehouse/Office premises arranged over ground and first floor to let

LEASE

The premises are being offered by way of a new lease, on terms to be agreed subject to agreement with the Landlord company. Please note the lease will be granted outside Landlord and Tenant Act with regard to the security of tenure provisions.

RENT

The rent is £38,500 per annum exc service charge/insurance costs and VAT.

ACCOMMODATION

The approximate internal floor area is 262.94 sq m - 2,831 sq ft

Ground Floor 137.71 sq m - 1,418 sq ft

First Floor 131.23 sq m - 1,413 sq ft

SERVICE CHARGES/INSURANCE (approx. at this stage)

Estate charge - £1,480 PA inc VAT

Building service charge - £1,820 PA inc VAT

Building insurance for the period 30/04/25 to 29/04/26 - £3,400

BUSINESS RATES

We have checked the VOA website and the rateable value stated is as below:

Rateable Value £42,000 – April 2026 to present

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

D 93

VAT

The property is elected for VAT purposes.

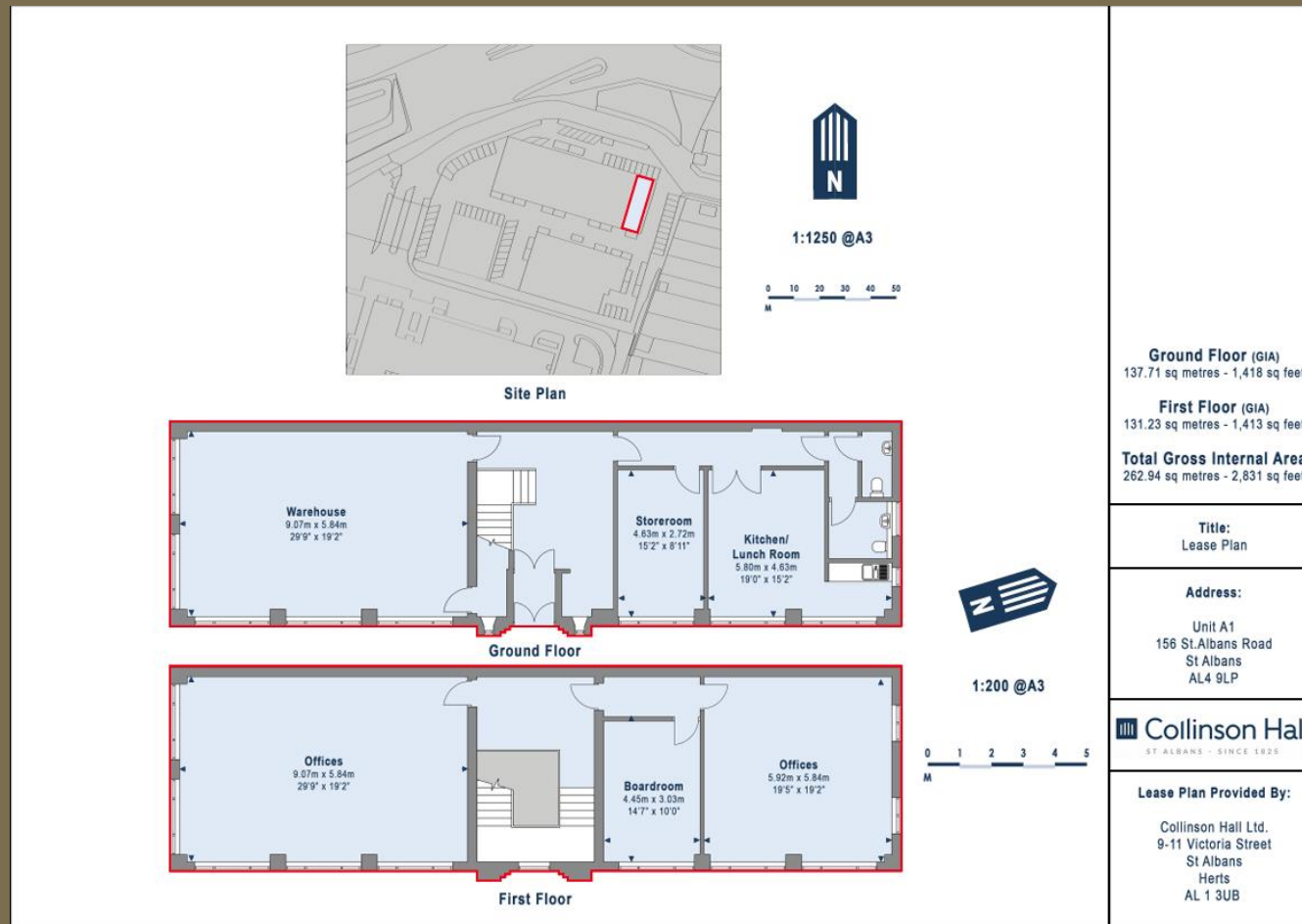


Please contact Jeff Rosen with any enquiries

Telephone: 07721 429774 Email: jeff.rosen@collinsonhall.co.uk







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.