





Collinson  
Hall

## UNIT B2, ST. ALBANS ROAD, SANDRIDGE, ST. ALBANS, HERTS, AL4 9LP

### LOCATION

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 northwest 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

The premises comprise of a light industrial / warehouse unit, benefits from the following:

- 12' 5" eaves height
- Full height roller shutter door
- Gas heating
- Power Points / Lighting
- WC
- Self-contained Office
- To be fully decorated prior to occupation

### LEASE

The premises are being offered by way of a new lease, on terms to be agreed.

### ACCOMMODATION

The approximate net internal floor area is 1749 ft<sup>2</sup> / 162.5 m<sup>2</sup> excluding WC.

### RENT

The rent is £27,500 per annum exclusive of insurance and a contribution towards external repairs/decoration and estate costs.

### BUSINESS RATES

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

Rateable Value	£14,750
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### LEGAL COSTS

Each party to be responsible for their own legal costs.

### NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

E105

### VAT

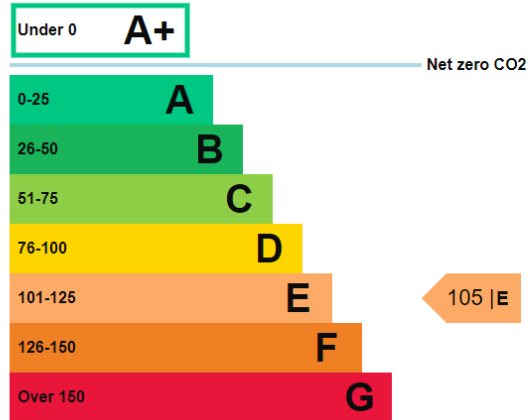
The property is not elected for VAT.

**For more information, please contact: [commprop@collinsonhall.co.uk](mailto:commprop@collinsonhall.co.uk) or call us on 01727 843222 option 4**



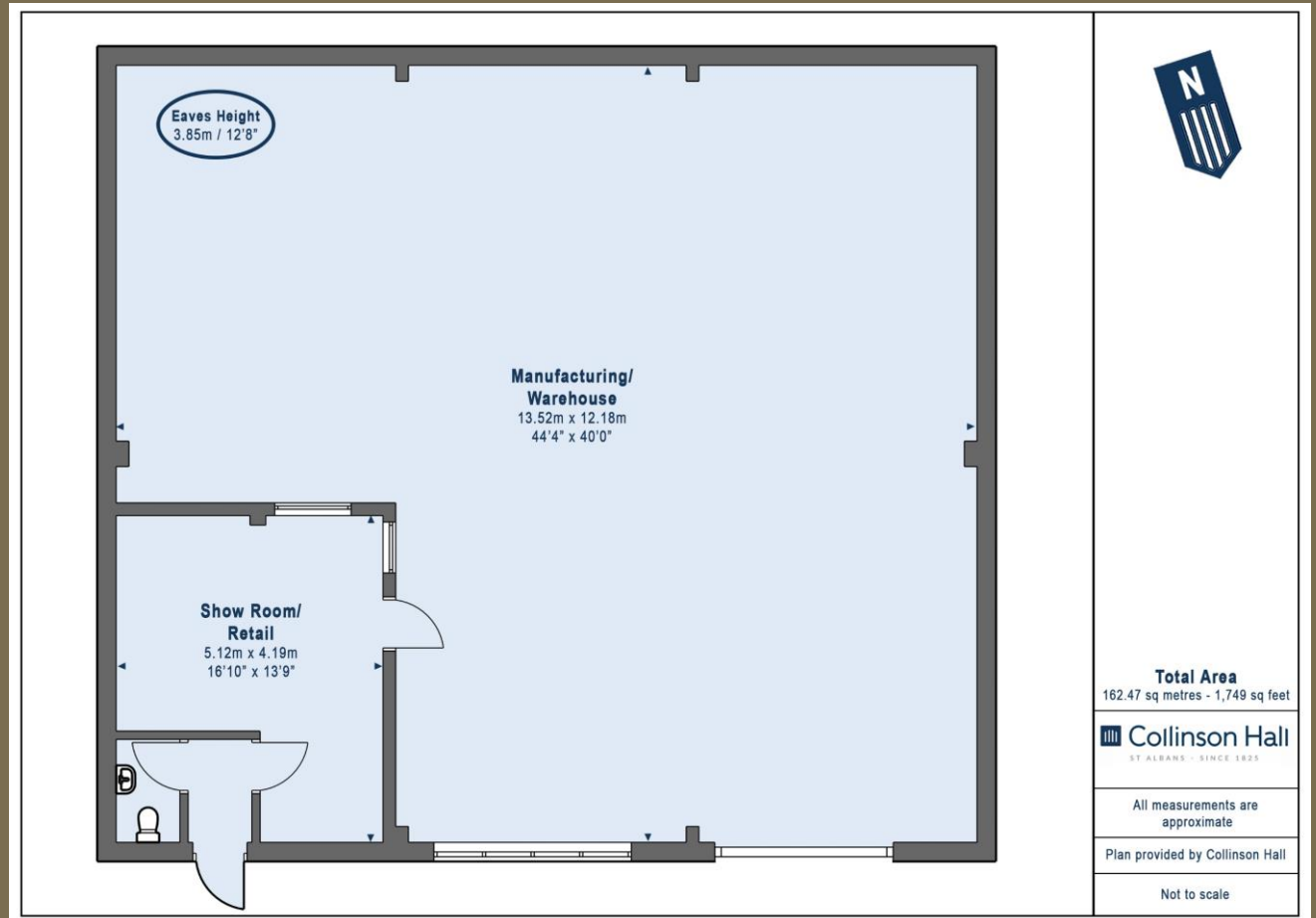
## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



### 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.



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