



- Modern self contained Hi-tech unit / light industrial unit
- Excellent road links
- Storage to the ground floor with office to the first floor
- Air conditioned
- Roller shutter door
- 5 parking spaces

01727 843232

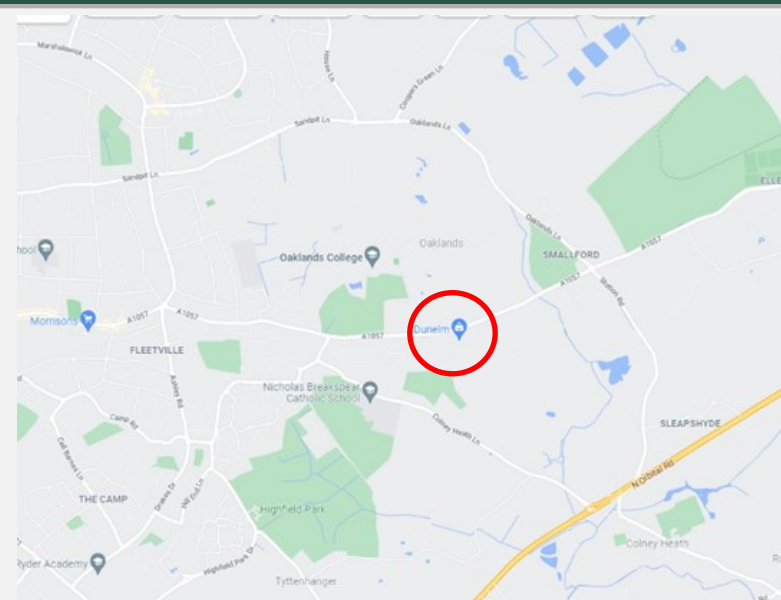
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15 Alban Park, St Albans, Hatfield Road, AL4 0JJ

Two storey light industrial building

Approx. 269.12 sq m (2,897 sq ft)

To Let / For Sale



Description

Semi-detached two storey light industrial building. The ground floor is currently fitted out as offices but can be converted to storage space depending on occupier requirements. The property benefits from a side loading door 2.78 m wide x 2.62 m high and an eaves height of 3.31m. The offices benefit from suspended ceilings, LED lighting, cat v data cabling, door entry and fire alarm systems. Externally there are 5 parking spaces to the front with further parking within the estate.

Location

Situated within Alban Park which comprises a mixture of office and light industrial properties off the Hatfield Road between St Albans and Hatfield. There are excellent links to the motorway network.

A414	2	Miles
A1(M)	3	Miles
M25 (Junction 21)	4.2	Miles
M1 (Junction 8)	9	Miles

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Floor Area

The approximate gross internal floor area:

Ground Floor	1,448 sq ft	134.56 sq m
First Floor	<u>1,448 sq ft</u>	<u>134.56 sq m</u>
Total	2,896 sq ft	269.12 sq m

Rent

The premises are available by way of a new lease on terms to be agreed at a quoted rent of **£42,000 per annum**.

Price

The freehold interest is offered at a quoted price of **£680,000**

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £24,250 with rates payable of approximately **£11,906 pa**.

Energy Performance Rating

Rating D (82)

VAT - all prices quoted will be subject to VAT

Viewings

Strictly by appointment via the sole agents.

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