

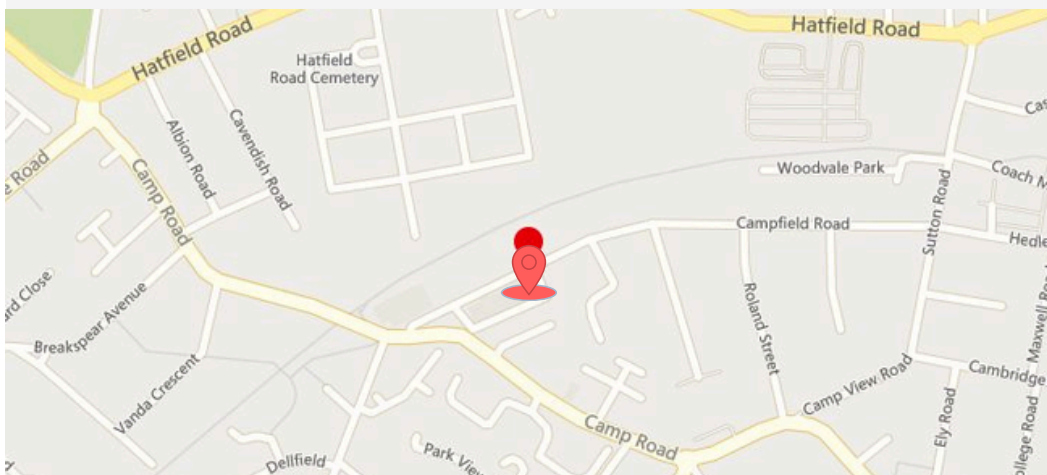
4 Dencora Centre |
Campfield Road |
St Albans | AL1 5HN

Refurbished Warehouse |
To Let | 2,773 Sq.ft



Key features

- Ground & first floor offices
- Kitchenette
- Eaves height 6.4m
- Insulated up & over loading door
- 8 allocated car parking spaces
- EV charging point



For viewings contact

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Description

The subject premises comprise a high specification building of steel portal frame construction with facing brickwork to the front elevation. It also incorporates offices at ground and first floor with ladies and gents WC's.

The unit has been comprehensively refurbished.

Location

Campfield Road is an established business location approximately one mile east of the City centre with a reputation as a trade counter location. Local occupiers include Travis Perkins, Edmundson Electrical, Easy Bathrooms, Wolseley Plumb & Parts and Brewers.

St Albans is a substantial commercial centre some 25 miles to the north of central London. The City has the benefit of excellent road communications provided by the M1, M25 and A1(M) motorways.

St Albans Railway Station is situated a short walk from the estate with Thameslink providing a fast and frequent service to many London destinations and beyond to Gatwick and the south coast.

Tenure

The unit is available by way of a new lease for a term to be agreed.

Rent

£54,660 per annum exclusive.

Accommodation

Offices	572 Sq.ft	53.14 Sq.m
Warehouse	2,201 Sq.ft	204.48 Sq.m
TOTAL	2,773 Sq.ft	58.64 Sq.m

These floor areas are approximate and have been calculated on a gross external basis.

Rates

The VOA website shows an entry in the current Rating List of £35,250. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, St Albans City and District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

An EPC rating of B is being targeted post refurbishment.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is not VAT registered.