

UNIT 19
5,688 SQ FT

UNDER REFURBISHMENT
AVAILABLE Q1 2026



north
orbital

COMMERCIAL PARK

NORTHORBITALCP.CO.UK

MODERN ESTATE FOR BUSINESS

WITH UNITS FROM 6,557 TO 20,844 SQ FT

North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB

Located south east of St Albans, off the A414, North Orbital Commercial Park offers a prime location, with great links to the M25 and A1(M).

SPECIFICATION

- 6M EAVES HEIGHT
- EV CHARGING POINTS
- WELL MANAGED ESTATE
- ESTABLISHED AND WELL KNOWN
- DEDICATED YARD AND PARKING AREAS
- FULLY REFURBISHED UNITS
- NEW ROOF
- LED LIGHTING
- STRATEGICALLY LOCATED

TO LET - AVAILABLE Q1 2026

UNIT 19 - 5,688 SQ FT UNDER REFURBISHMENT



Indicative image - not Unit 19



FOR LATEST AVAILABILITY VISIT
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UNIT 19 - 5,688 SQ FT



Indicative image - not Unit 19

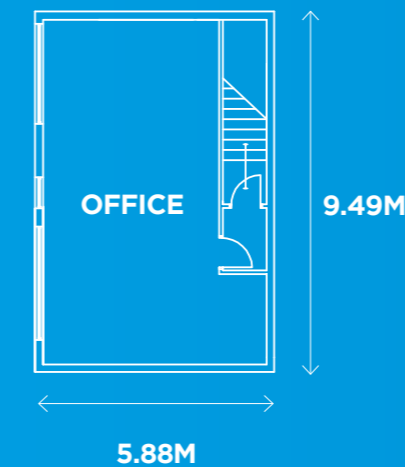
Under Refurbishment - Available Q1 2026

The unit would suit a range of uses including logistics, manufacturing or trade counter.

Ground Floor



First Floor



NEW ROOF

4 EV CHARGING POINTS

SINGLE FULL HEIGHT ELECTRIC LOADING DOOR

6M EAVES HEIGHT

DEDICATED LOADING AND 6 PARKING SPACES

24 HOUR SECURITY

FLEXIBLE UNDERCROFT FOR ADDITIONAL OFFICE, TRADE COUNTER OR WELFARE SPACE

Floor Area GIA	SQ FT	SQ M
Ground	5,088	472.7
1st - Office	600	55.7
Total	5,688	528.4

EPC Rating: Available on request

Service Charge: Upon application

Business Rates

As at 1st April 2026 the rateable value for the premises is £84,500 - interested parties are advised to speak to the local authority to confirm levels and any transitional relief that may be available.



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ROADS	MILES
A414	0.4
M25 (J22)	2.7
M25 (J21A)	3.8
A1(M) (J3)	4.0
M1 (J7 & J8)	5.8
Central London	25.4

RAIL	MILES
St Albans City - Thameslink	2.2
<i>Direct link to St Pancras</i>	<i>22 mins</i>
St Albans Abbey - LNR	2.6
<i>Direct link to Watford Junction</i>	<i>18 mins</i>

Road and rail source: Google



FOR FURTHER INFORMATION, PLEASE CONTACT THE AGENTS



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