
CGI: Trade City St Albans

Trade City

St Albans

TO LET | Hertfordshire AL1 5UG

- 10 new industrial and trade counter units
- 4,349 sq ft - 6,555 sq ft
- Available Q3 2026

/// buddy.secret.digs

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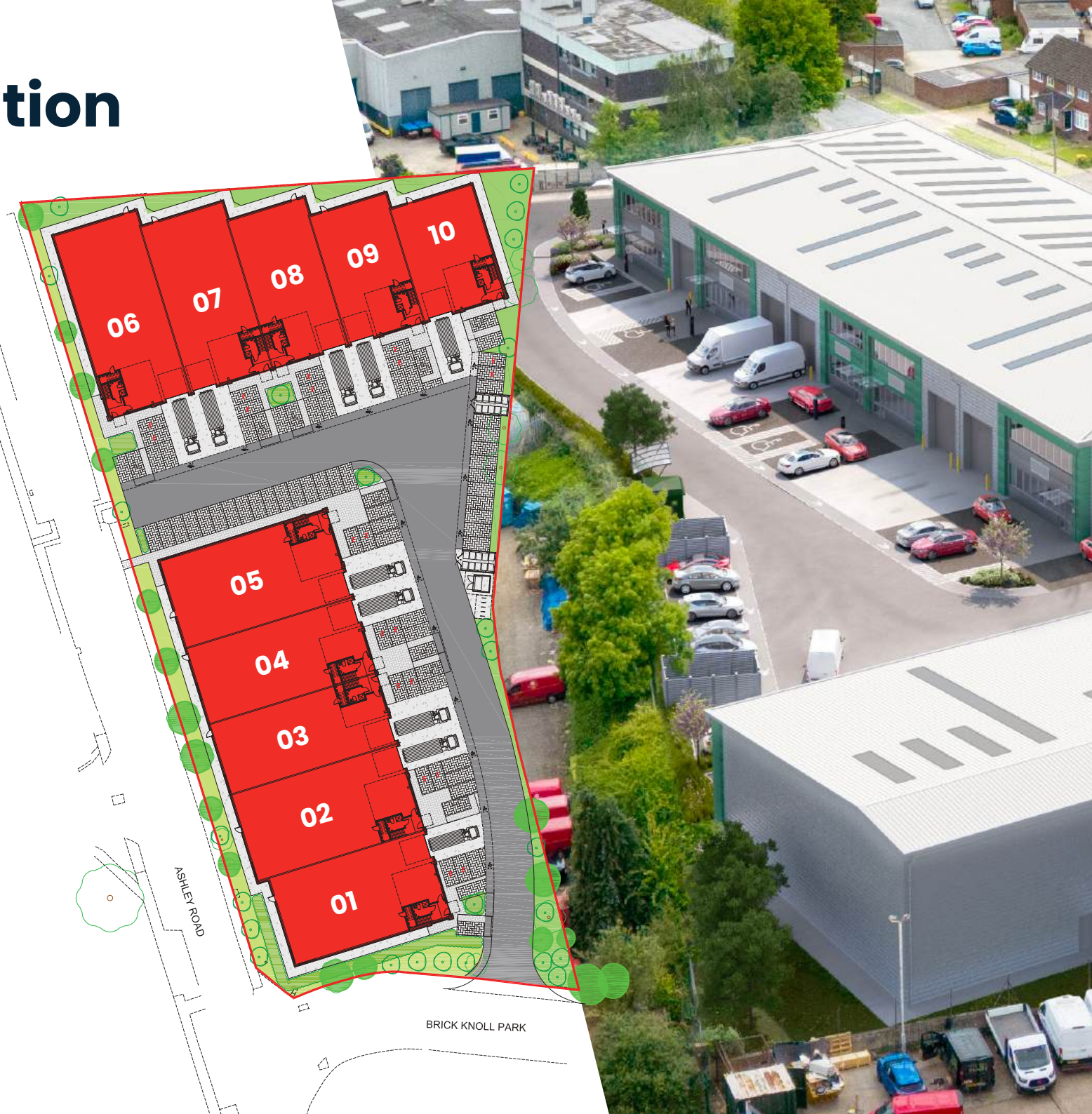
Image: Trade City Uxbridge


Hemel Hempstead 5.9 miles
Hatfield 5.6 miles
Ashley Road
Ashley Road
Gates
verso Care
selco BUILDERS WAREHOUSE
nabco
HOWDENS
BATTLE KART
CITY PLUMBING
Trade City
BRIAN ROBSON COACHWORKS
Royal Mail
SWP
ELSONS
Home Counties Couriers
FOCUS BRANDS
Anglian
SETNiX
ETHER NDE
The Site

Accommodation

	Sq ft	Sq m
Unit 1	**6,071**	**564**
Ground	5,156	479
First	915	85
Unit 2	**6,308**	**586**
Ground	5,382	500
First	926	86
Unit 3	**5,038**	**468**
Ground	4,370	406
First	667	62
Unit 4	**5,458**	**507**
Ground	4,704	437
First	754	70
Unit 5	**6,459**	**600**
Ground	5,501	511
First	958	89
Unit 6	**6,555**	**609**
Ground	5,684	528
First	872	81
Unit 7	**5,899**	**548**
Ground	5,059	470
First	840	78
Unit 8	**4,952**	**460**
Ground	4,198	390
First	754	70
Unit 9	**4,424**	**411**
Ground	3,671	341
First	754	70
Unit 10	**4,349**	**404**
Ground	3,520	327
First	829	77

Approx. GEA areas. Units can be combined



Units 1 - 5

5,038 - 6,459 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
Unit 1	**6,071**	**564**	**9**
Ground	5,156	479	
First	915	85	
Unit 2	**6,308**	**586**	**9**
Ground	5,382	500	
First	926	86	
Unit 3	**5,038**	**468**	**7**
Ground	4,370	406	
First	667	62	
Unit 4	**5,458**	**507**	**8**
Ground	4,704	437	
First	754	70	
Unit 5	**6,459**	**600**	**9**
Ground	5,501	511	
First	958	89	

- First Floor Mezzanine
- Electric loading doors
- 6.5m clear height
- Units can be combined
- 100 kVA power supply per unit
- High quality exterior finish
- Fibre broadband
- Floor loading 37.5kN sq m
- WC and shower facilities

Click to review each unit in more detail

Unit 1 - 5 | Unit 6 - 10



Units 6 - 10

4,349 - 6,555 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
Unit 6	**6,555**	**609**	**9**
Ground	5,684	528	
First	872	81	
Unit 7	**5,899**	**548**	**8**
Ground	5,059	470	
First	840	78	
Unit 8	**4,952**	**460**	**7**
Ground	4,198	390	
First	754	70	
Unit 9	**4,424**	**411**	**6**
Ground	3,671	341	
First	754	70	
Unit 10	**4,349**	**404**	**6**
Ground	3,520	327	
First	829	77	

First Floor Grade A Fitted Offices

Electric loading doors

6.5m clear height

Units can be combined

90 kVA - 100 kVA power supply per unit

High quality exterior finish

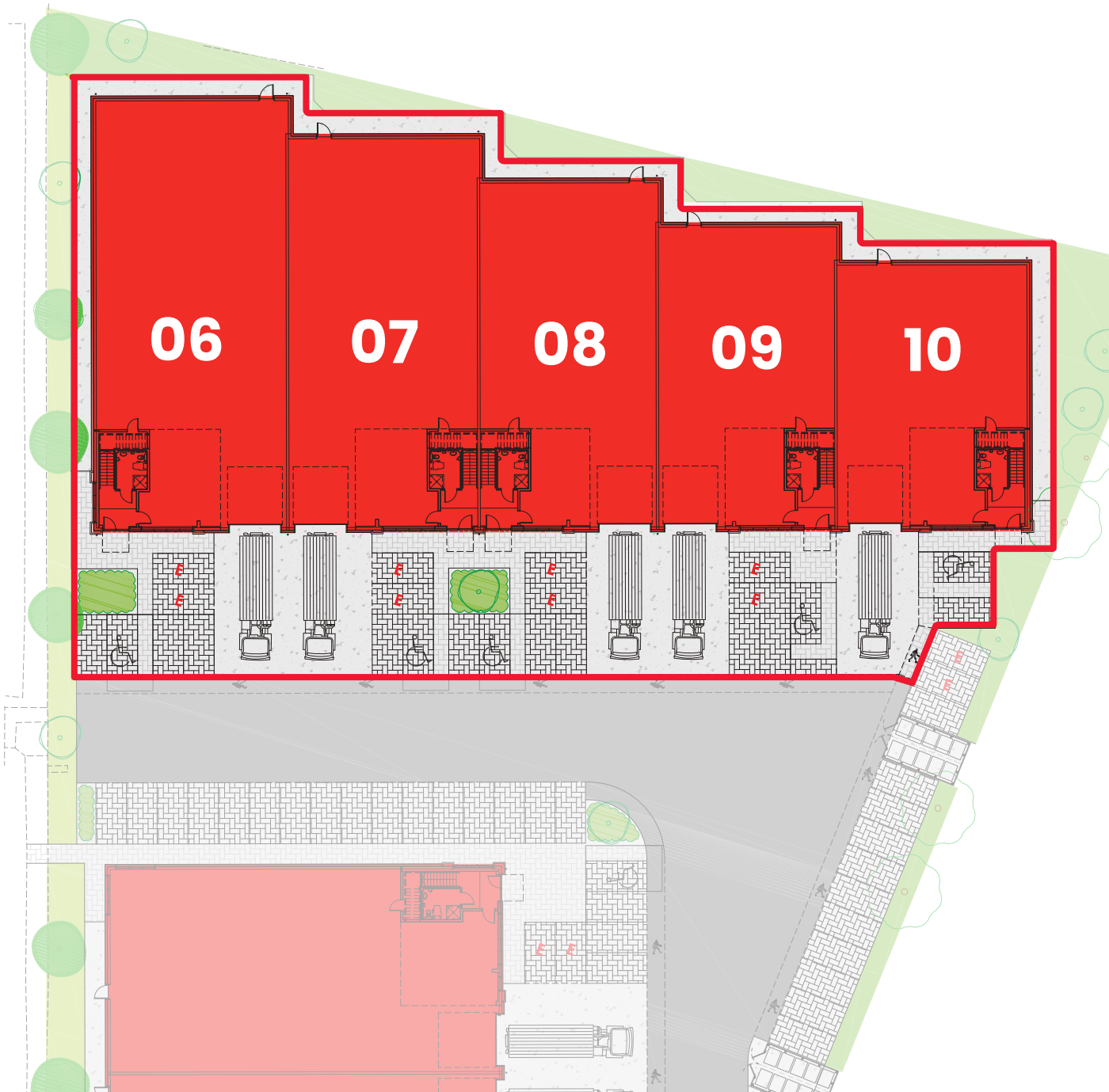
Fibre broadband

Floor loading 37.5kN sq m

WC and shower facilities

Click to review each unit in more detail

Unit 1 - 5 | Unit 6 - 10





High quality trade and industrial units

CGI: Trade City St Albans

Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.

Target BREEAM rating Very Good

Solar PV panels

Cycle storage

Electric vehicle charging

Energy efficient LED lighting

Life Cycle Analysis (LCA)

Sustainable construction materials

Highly efficient building, reducing costs

Target EPC Rating - A

8-10% Natural lighting from roof

Fresh air ventilation





Image: Trade City Luton

Travel Distances

Trade City St Albans is located on Ashley Road on the established Brick Knoll Park.

St Albans City Railway Station is located approximately 1.1m west of the site. The station is operated by Thameslink, with regular services to Bedford, Gatwick Airport, Sutton (London), Brighton and Luton. St Albans Abbey Railway Station is located approximately 2.1m southwest of the site and provides regular links to Watford Junction.

Destination	Miles	Time
A1 (M) (J8)	3.5 miles	8 mins
M25 (J21)	3.4 miles	12 mins
M1 (J8)	5.5 miles	12 mins
Hatfield	5.6 miles	16 mins
Hemel Hempstead	5.9 miles	13 mins
Watford	6.5 miles	20 mins
Luton Airport	12 miles	21 mins
Heathrow Airport	26 miles	39 mins

Travelling by road

- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

Travelling by rail

- St Albans benefits from direct train services to London St Pancras in 20 minutes
- 1.2 miles from St Albans City Station
- Cycle in 10 minutes
- Walk in 25 minutes

City Centre to Site

- 1.8 miles from High Street
- Cycle in 16 minutes
- Walk in 35 minutes

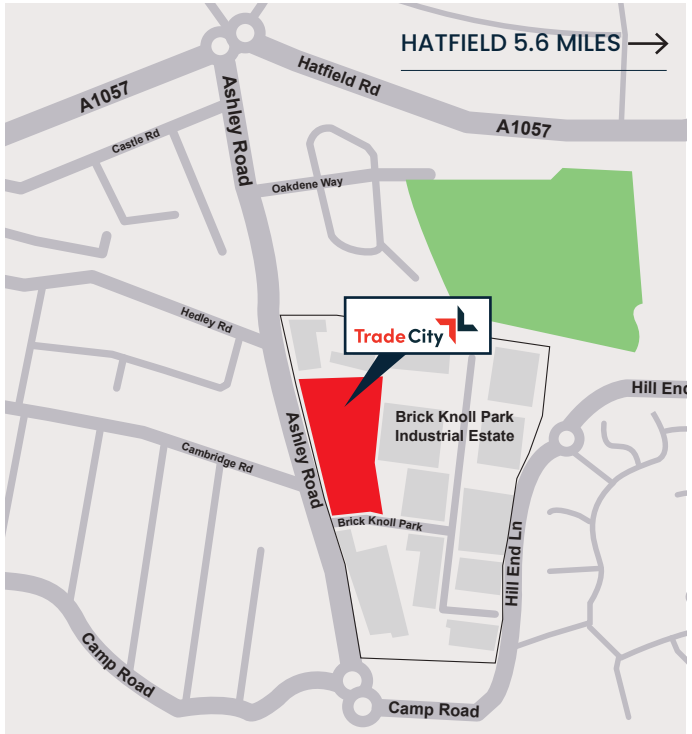


SatNav

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what3words
buddy.secret.digs





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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. February 2026.

Trade City

tradeandlogistics.co.uk

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