

**UNIT 26
5,817 SQ FT**



**north
orbital**
COMMERCIAL PARK

NORTHORBITALCP.CO.UK

MODERN ESTATE FOR BUSINESS
WITH UNITS FROM 5,388 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
- LED LIGHTING
- STRATEGICALLY LOCATED



CURRENT
OCCUPIERS
INCLUDE



CHAPMAN/LEONARD
— STUDIO EQUIPMENT INC. —



Baxter



TO LET

UNIT 26 - 5,817 SQ FT OPPORTUNITY UNDER REFURBISHMENT



Indicative images and not representative of Unit 26

FOR LATEST AVAILABILITY VISIT
NORTHORBITALCP.CO.UK

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Under Refurbishment - Available Q4 2024.

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

Ground Floor



Floor Area GIA	SQ FT	SQ M
Ground	5,231	486
1st - Office	586	54
Total	5,817	540

EPC Rating: Available on request

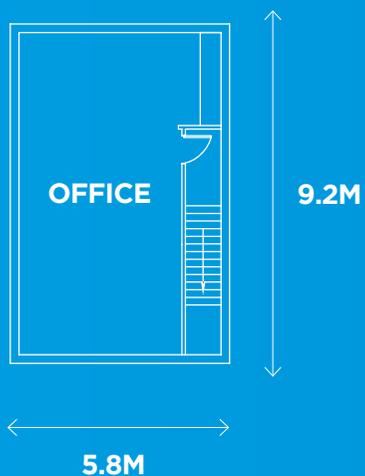
Service Charge: Upon application

Business Rates

Rateable Value of £57,000

Occupiers are advised to make their own investigations.

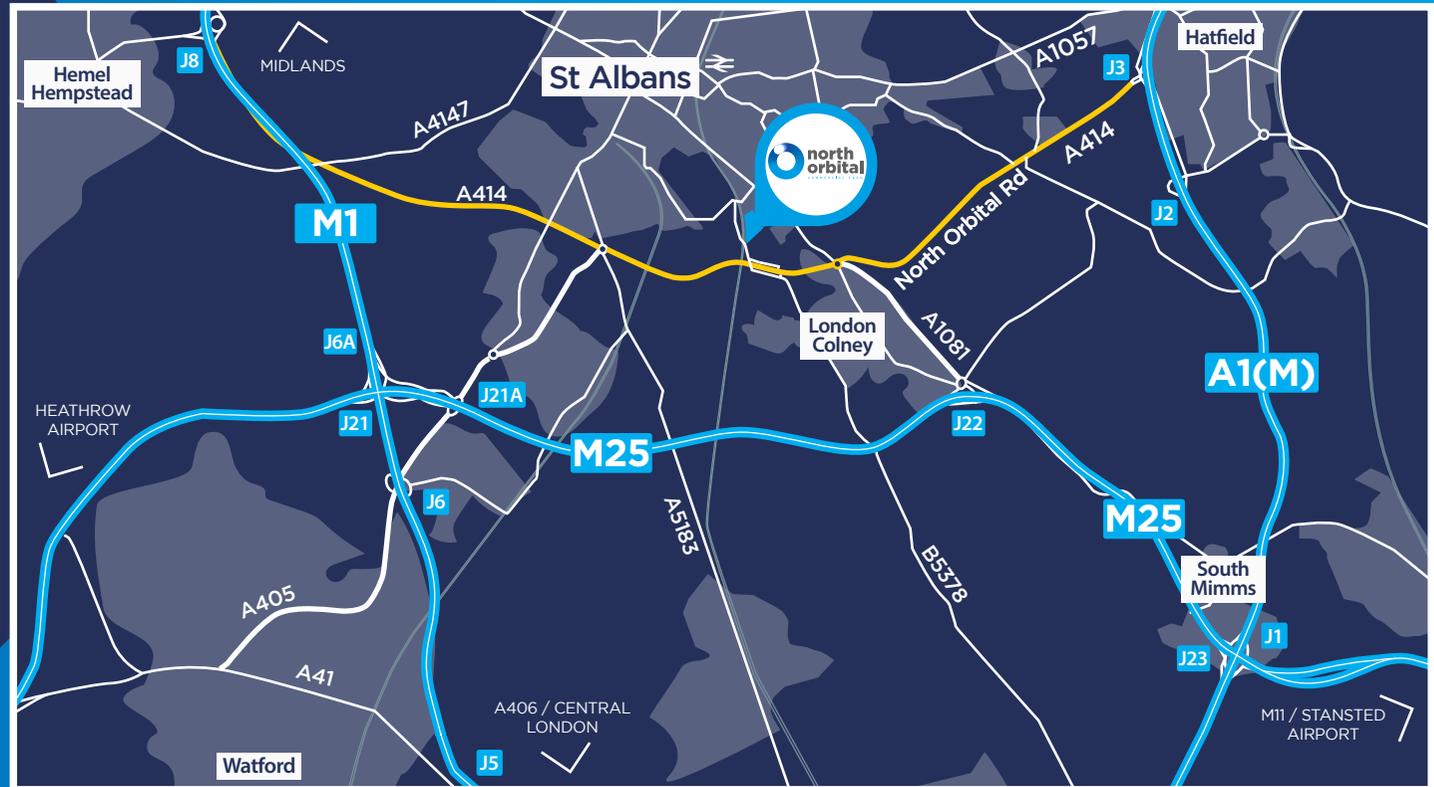
First Floor



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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