FLEXIBLE LEASE AVAILABLE

UNIT 7 PARKBURY

HANDLEY PAGE WAY / ST ALBANS / AL2 2DQ

MODERN, DETACHED WAREHOUSE/LOGISTICS UNIT 77,800 SQ FT

WAREHOUSE AVAILABLE SEPARATELY


TO LET

77,800 sq ft

- High profile, detached building
- Self-contained plot of 3.83 acres
- 4 surface level loading doors
- 2 dock level doors
- 10m clear eaves to warehouse
- Large secure yard with 40m depth

The property comprises a detached single storey warehouse fronted by offices. It sits within a self-contained site of a little under 4 acres which offers extensive parking and manoeuvring space.

The warehouse is arranged as highly efficient space with a minimum eaves height of 10 metres, with surface and dock loading facilities. The offices are arranged in an open plan layout with full height glazed curtain walling to the front elevation creating very light and airy space. There is lift and stair access to each floor along with ladies and gents WCs to each level.
In addition there is a kitchenette/canteen at ground floor.



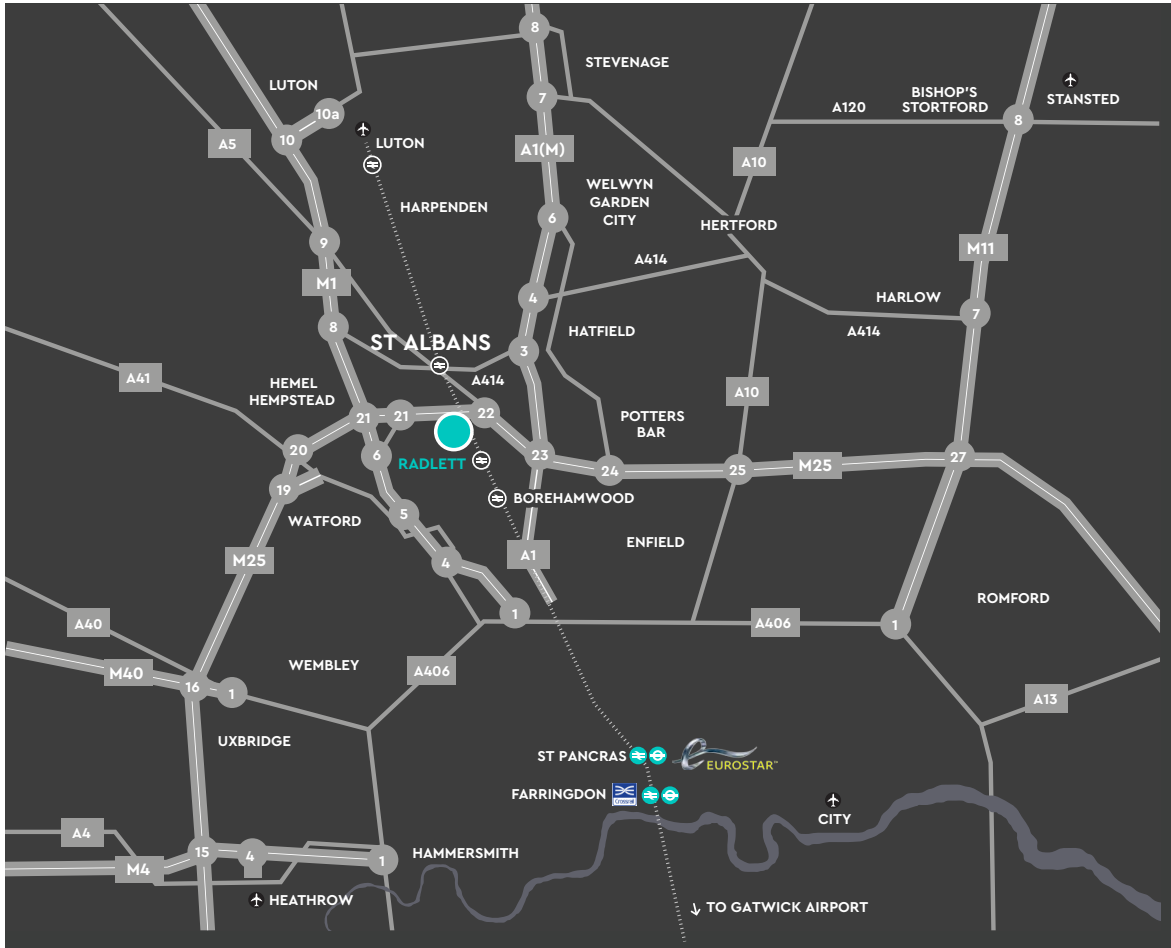
Accommodation:

First floor offices	16,338 sq ft	1,518 sq m
Undercroft/offices	16,338 sq ft	1,518 sq m
Factory/Warehouse*	45,124 sq ft	4,192 sq m
Total	**77,800 sq ft**	**7,228 sq m**

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

*Warehouse available separately.





The building is highly prominent, directly fronting the A5183 which connects St Albans with Radlett and offers a swift route to Junction 6 of the M1 (5 miles) and Junctions 21 & 22 of the M25 (5 miles).

Radlett station is approximately 1.5 miles from Parkbury from where there are regular connections to London St Pancras International with a fastest journey time of 26 minutes. Luton airport parkway station can be reached on the same line in 19 minutes.

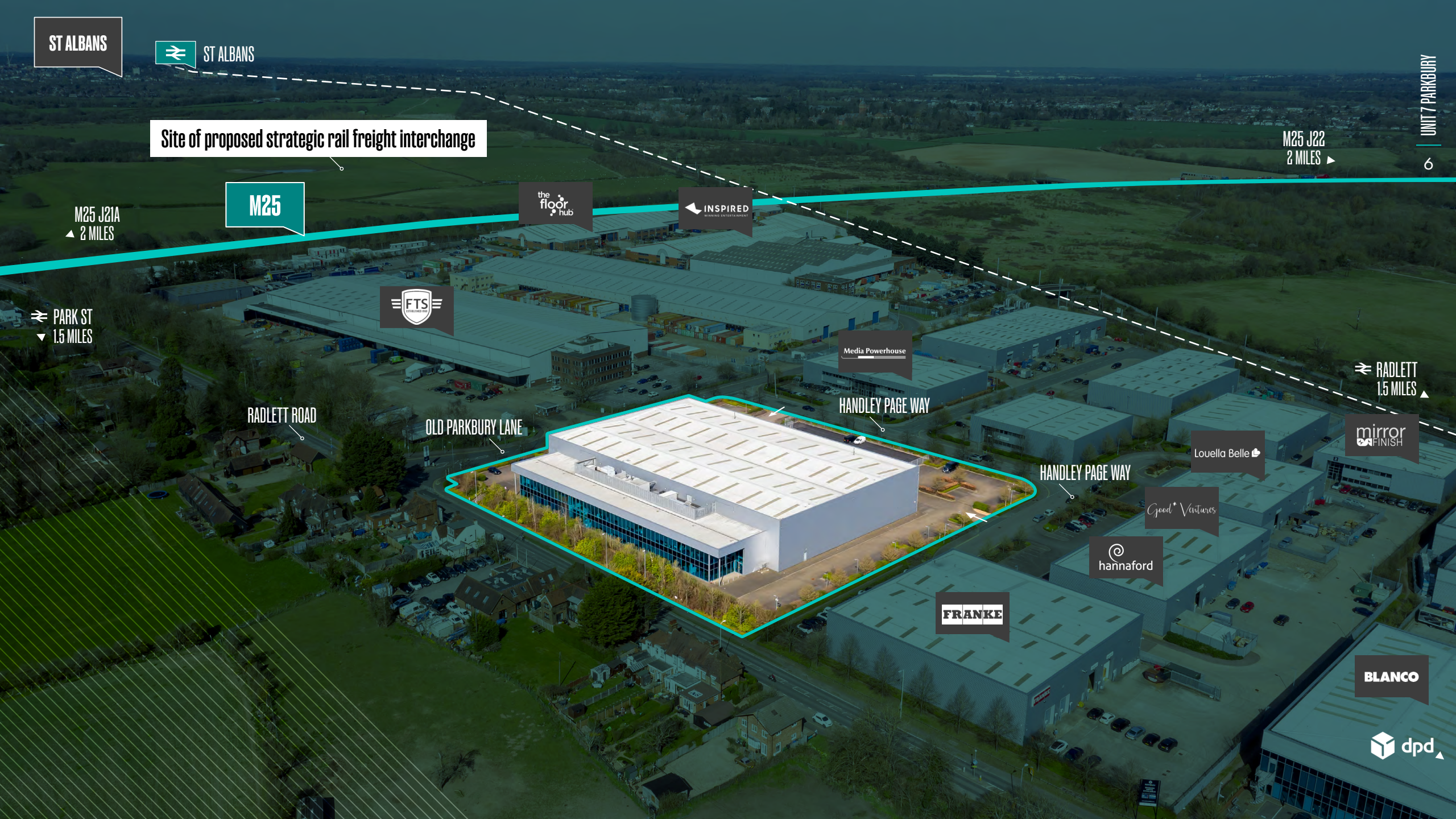
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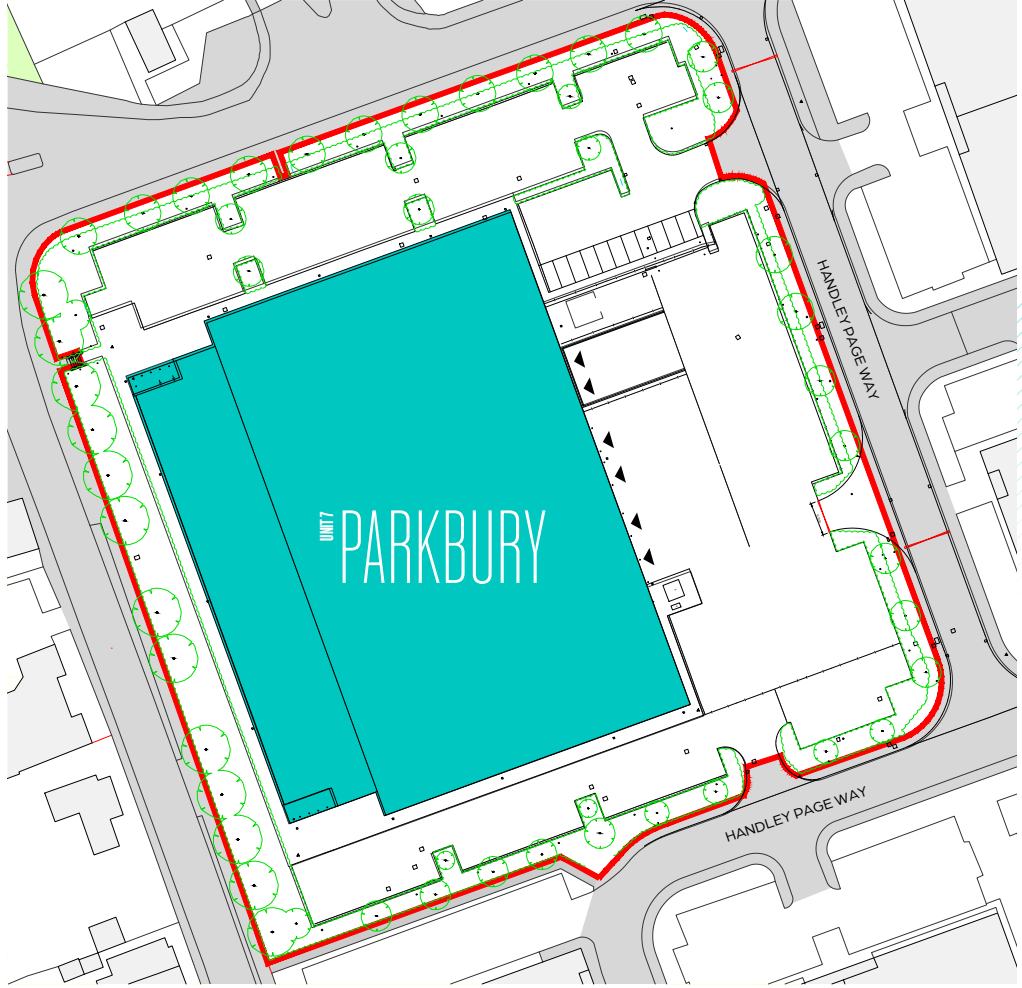
BY ROAD

	MILES
PARK STREET STATION	1.5
RADLETT STATION	1.5
M25 (J22)	3
M25 (J21A)	3
M1 (J6)	3
ST ALBANS	4
LUTON AIRPORT	16
CENTRAL LONDON	19
LONDON STANSTED AIRPORT	40

BY RAIL

FROM RADLETT	MINS
ST ALBANS	4
ST PANCRAS INT'L (Eurostar, Underground)	25
FARRINGDON (Crossrail, Underground)	29
LUTON AIRPORT (150 destinations)	16
BLACKFRIARS (Underground)	34
GATWICK AIRPORT (230 destinations)	88


ST ALBANS
ST ALBANS
Site of proposed strategic rail freight interchange
M25
M25 J21A
2 MILES
M25 J22
2 MILES
PARK ST
1.5 MILES
RADLETT
1.5 MILES
RADLETT ROAD
OLD PARKBURY LANE
HANDLEY PAGE WAY
HANDLEY PAGE WAY
the floor hub
INSPIRED
FTS
Media Powerhouse
mirror FINISH
Louella Belle
Good Ventures
hannaford
FRANKE
BLANCO
dpd







CLICK HERE FOR PHOTO GALLERY

Terms:

Flexible leases and space available.

Energy Performance Certificate:

The property has a current EPC rating of D, however various works to improve the energy efficiency of the building are planned with a view to achieving a level B.







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Viewing / strictly by appointment through the joint agents:

TLRE
0203 151 1011
www.tlre.co.uk

PAUL LONDRA
07779 269 290
paul.londra@tlre.co.uk

EDWARD THOMASON
07818 065 276
ed.thomason@tlre.co.uk

bf brasier freeth
01923 210810
brasierfreeth.com

GRAHAM RICKETTS
07841 235 185
graham.ricketts@brasierfreeth.com

Connor Harrington
07523 801 153
connor.harrington@brasierfreeth.com

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