



CGI: Trade City St Albans

St Albans

TO LET | Hertfordshire AL1 5UG

- 10 new industrial and trade counter units
- 4,349 sq ft – 6,555 sq ft



/// buddy.secret.digs



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.



Through our Trade City brand, Kier Property has delivered over 4.25 million sq. ft of high-quality industrial and warehouse space over the past decade, both speculatively and for occupiers.

Only 8 minutes from A1(M) jct 3



HATFIELD 5.6 MILES →

Ashley Road











Ashley Road

← Trade City

The Site



Accommodation

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

Approx. GEA areas. Units can be combined



Fast access to M1, M25 and A1(M)



A1(M) (J8)
8 mins



M25 (J21)
12 mins



M1 (J8)
12 mins



City Station
10 mins



City Station
25 mins

Units 1-10

4,349 – 6,555 sq ft

(Units can be combined)

Trade City St Albans offers 10 quality flexible industrial/warehouse units, built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity and grade A fitted offices, our units are built for your business.



Floor loading
37.5kN sq m



Electric loading
doors



Grade A
fitted offices



6.5m clear height
units 1-10



Units can be
combined



Fibre
broadband



High quality
exterior finish



Class E, B2
B8 use

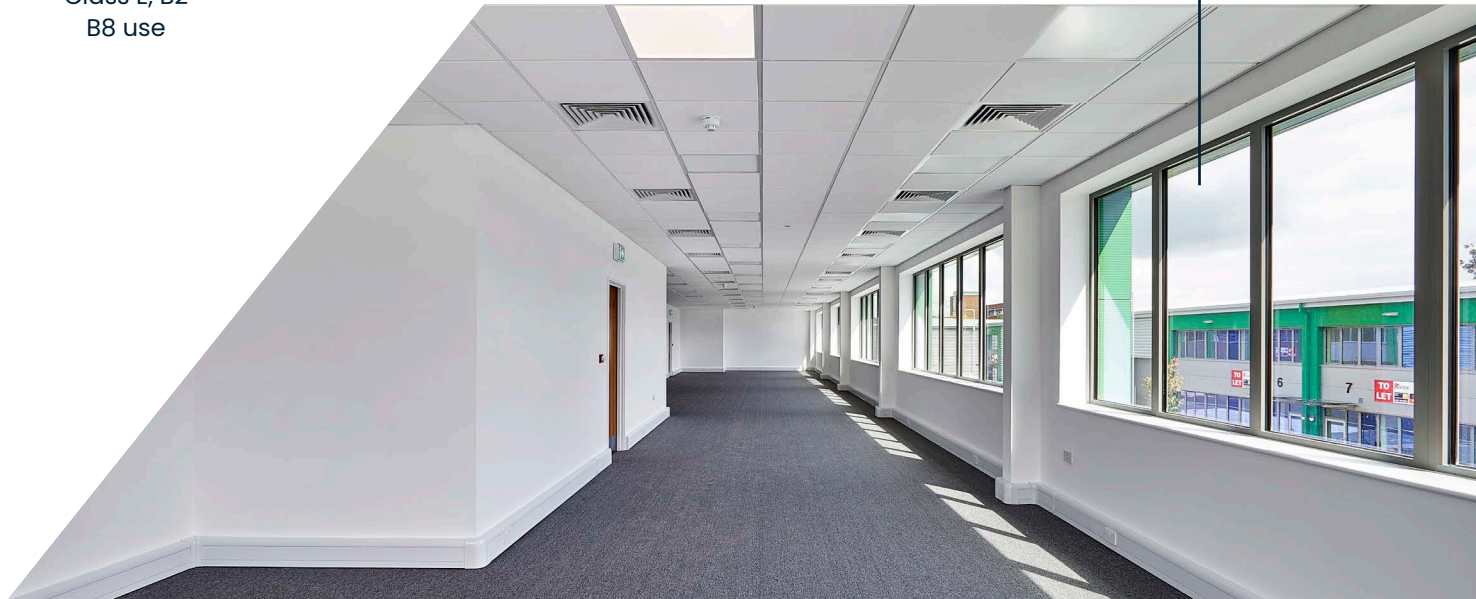


**Built for your
business**

**Grade A
offices**
With comfort
cooling as
standard

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.





**High quality
trade and
industrial units**



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

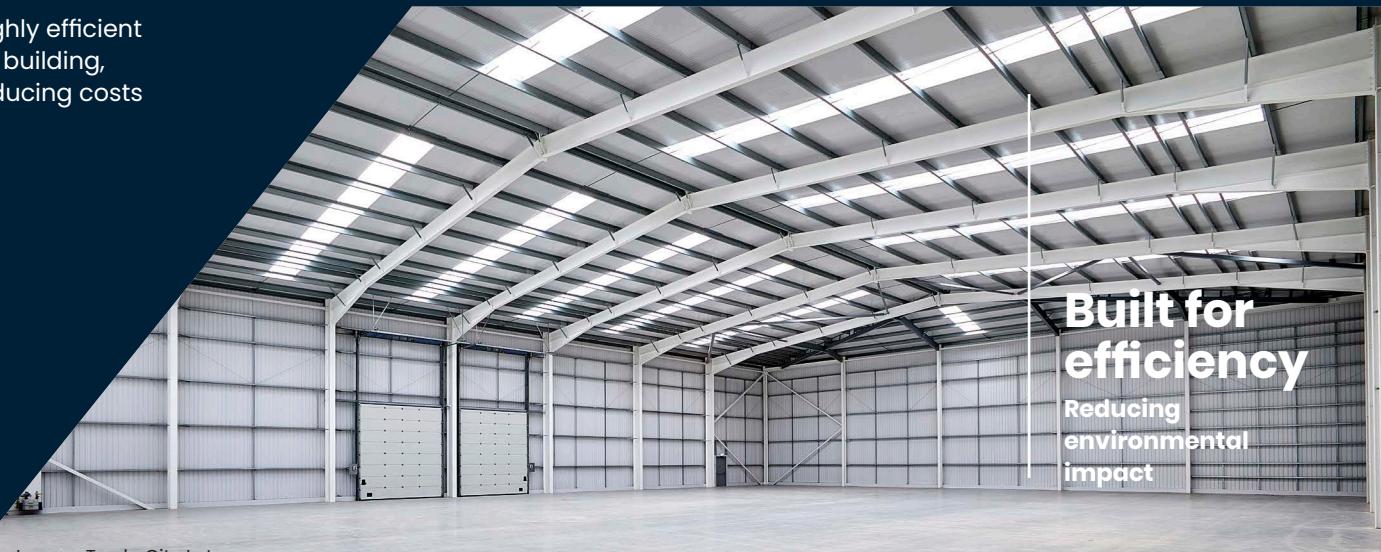


Image: Trade City Luton

Travel Distances

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

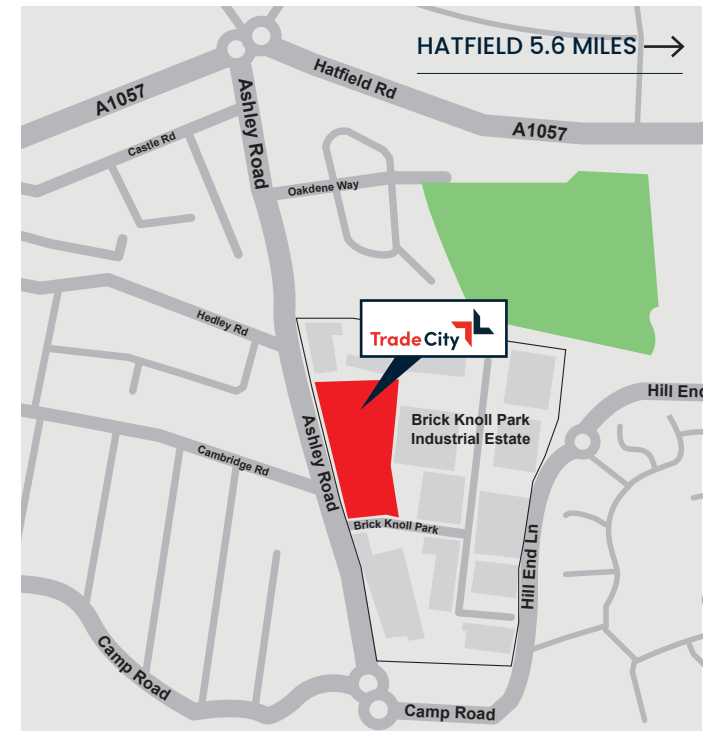
- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

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

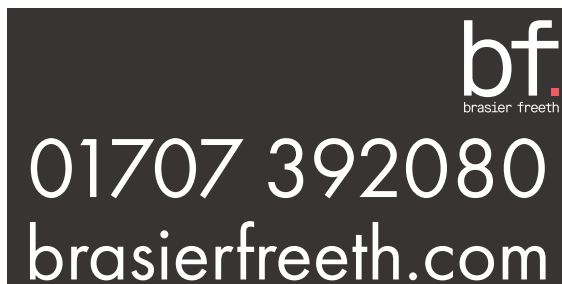
- 1.8 miles from High Street
- Cycle in 16 minutes
- Walk in 35 minutes



SatNav

**St Albans
Hertfordshire
AL1 5UG**

**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. August 2025.



tradeandlogistics.co.uk

CERVIDAE



A Kier Property development