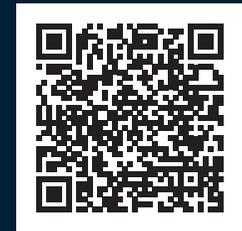




St Albans

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



← Hemel Hempstead
5.9 miles

Hatfield →
5.6 miles

TradeCity



Gates
Ford

versoCare
WoodTech

selco BUILDERS WAREHOUSE

nabco

BATTLE KART
Sugard Realty

HOWDENS

CITY
PLUMBING

BRIAN ROBSON
COACHWORKS
COLLISION REPAIR SPECIALISTS

Royal Mail

SWP
STEPHEN WEBSTER PLASTICS

ELSONS
TOOLS & EQUIPMENT

FOCUS BRANDS

Anglian
Services

Home Counties
Couriers

SETNIX
A SETNA 33 COMPANY

ETHER NDE

Ashley Road

Ashley Road

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	8
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	8
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	



Floor loading
37.5kN sq m



Electric loading
doors



6.5m
clear height



Units can be
combined



Fibre
broadband



High quality
exterior finish



Electric vehicle
charging



Target EPC
Rating – A



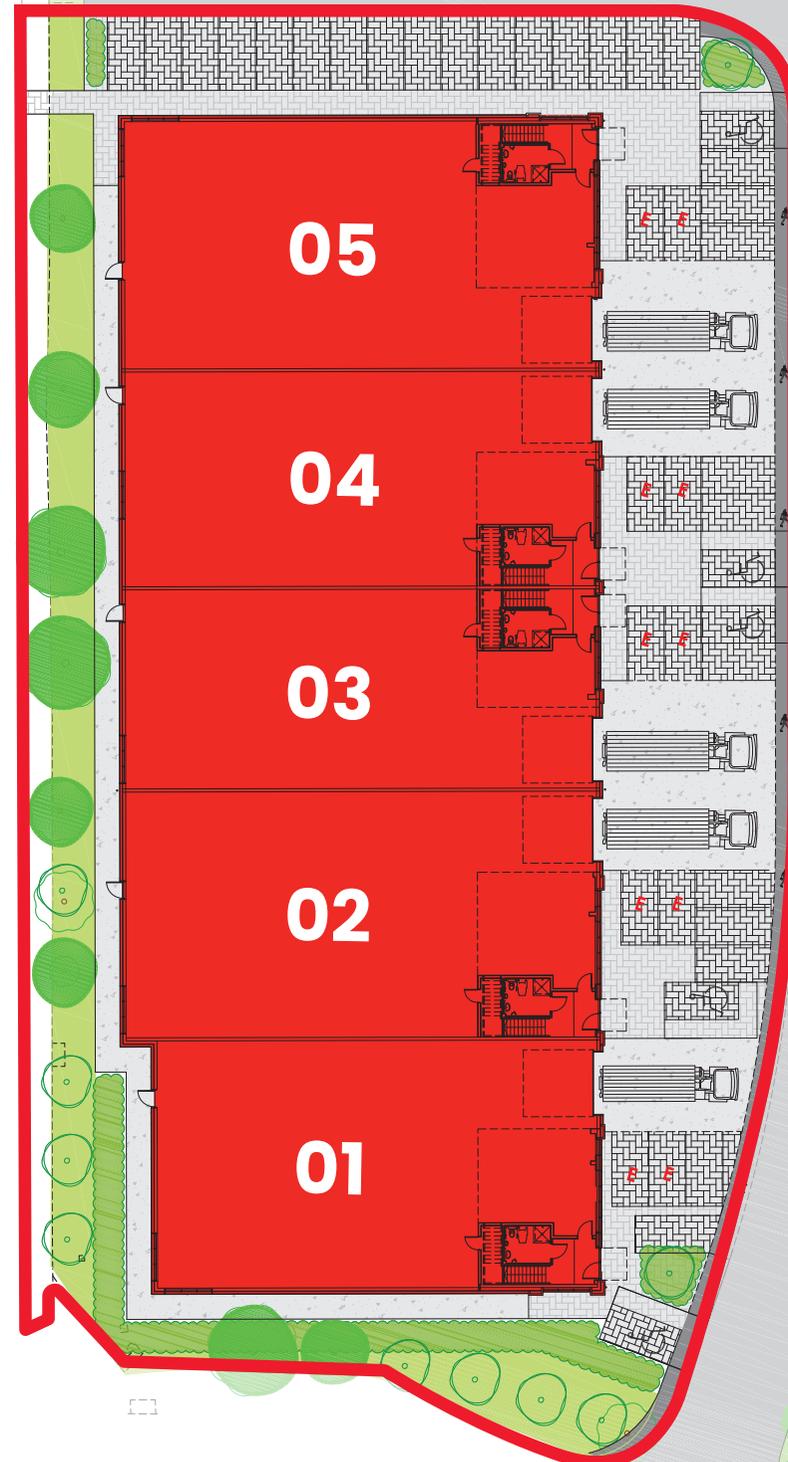
Targeting BREEAM
rating Excellent

Click to review each unit in more detail

[Unit 1 – 5](#)

[Unit 6 – 10](#)

ASHLEY ROAD



Units 6 – 10

4,349 – 6,555 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
Unit 6	6,555	609	8
Ground	5,684	528	
First	872	81	
Unit 7	5,899	548	7
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	7
Ground	3,671	341	
First	754	70	
Unit 10	4,349	404	7
Ground	3,520	327	
First	829	77	



Grade A fitted offices



Electric loading doors



6.5m clear height



Units can be combined



Floor loading 37.5kN sq m



High quality exterior finish



Electric vehicle charging



Target EPC Rating – A

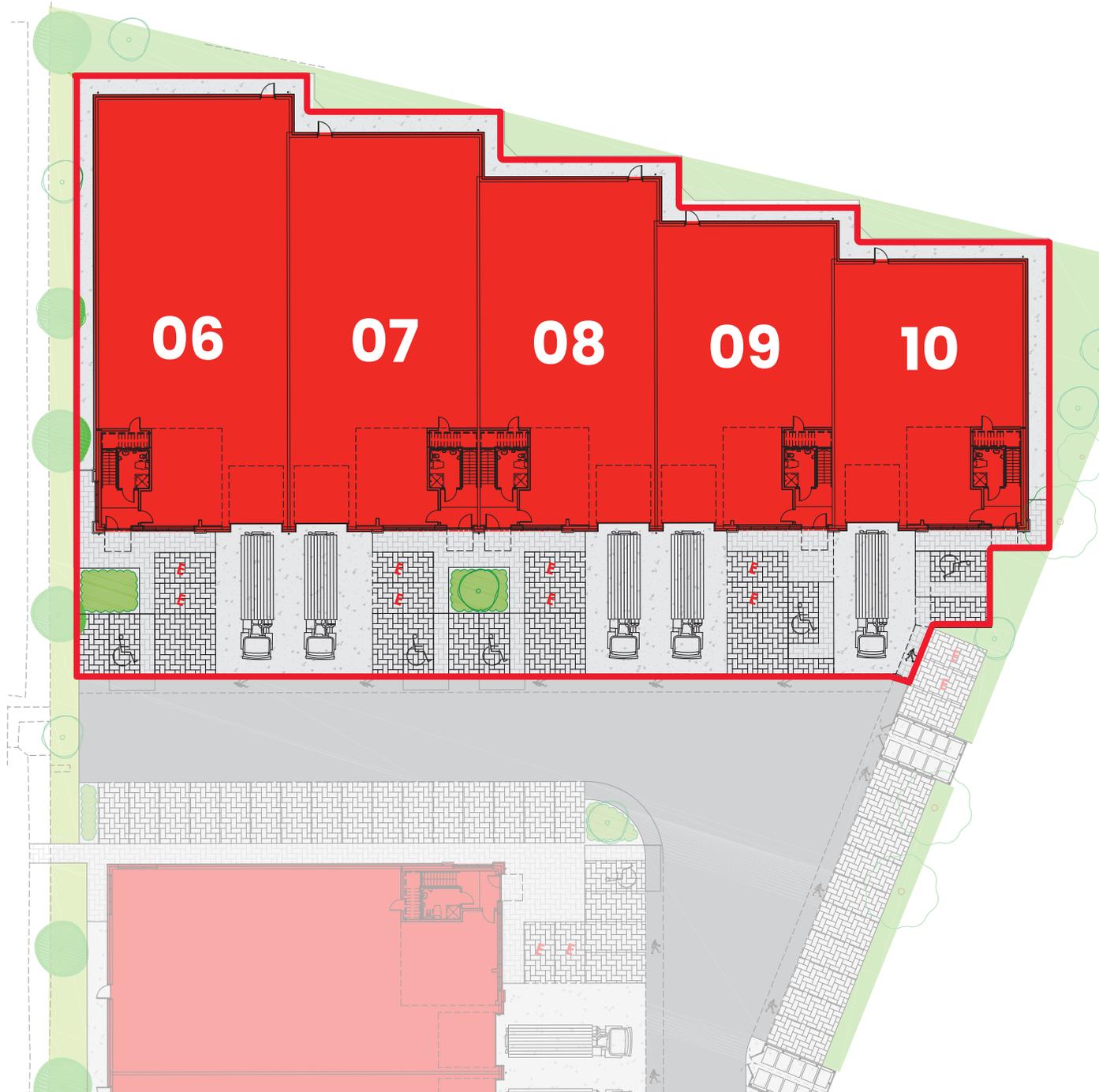


Targeting BREEAM rating Excellent

Click to review each unit in more detail

[Unit 1 – 5](#)

[Unit 6 – 10](#)





**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



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

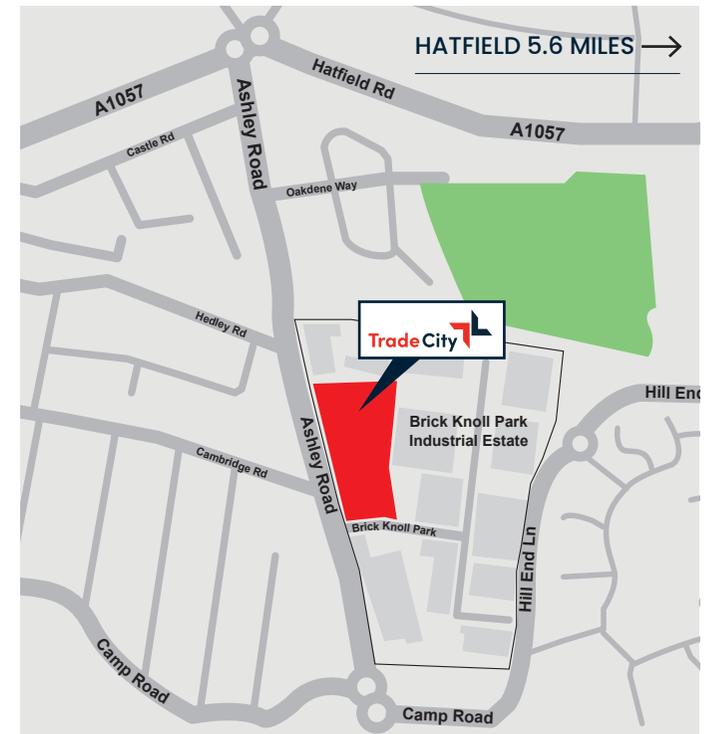
- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

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



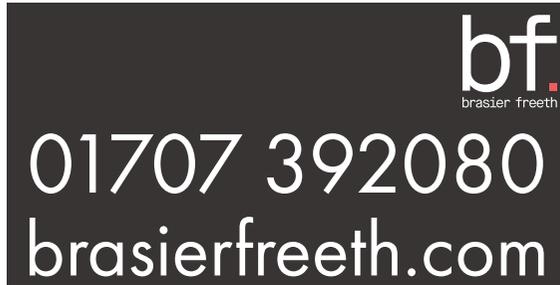
CGI: Trade City St Albans

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. September 2025.