

UNIT 2 TO LET

6,695 ft² (622 m²)



ESTABLISHED
TRADE COUNTER
LOCATION



EASY ACCESS
TO A414, M25
& A1(M)



IDEALLY LOCATED
FOR THE CITY
CENTRE



www.ipif.com/sphere

TRADE COUNTER / WAREHOUSE UNITS TO LET

SPHERE INDUSTRIAL ESTATE

CAMPFIELD RD, ST ALBANS AL1 5HT

IPIF

ACCOMMODATION

Available accommodation comprises of the following approximate gross internal areas:

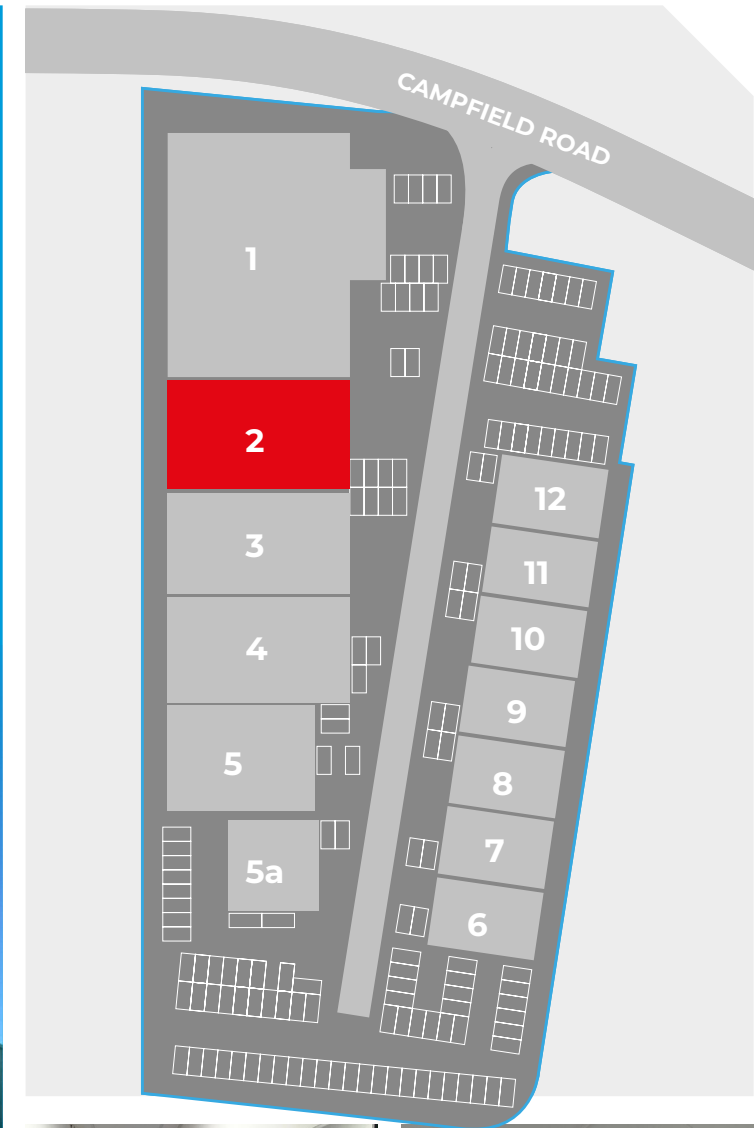
UNIT 2	ft ²	m ²
TOTAL	6,695	622

DESCRIPTION

The premises comprise of a mid terraced light industrial warehouse / trade counter unit, which benefits from both allocated and communal parking, and ground level loading to the front.

SPECIFICATION

- Extensively refurbished
- Fitted 1st floor offices
- Min 6m eaves height
- Easy access to A1(M)
- Allocated & communal parking
- New LED lighting throughout
- Established trade counter location



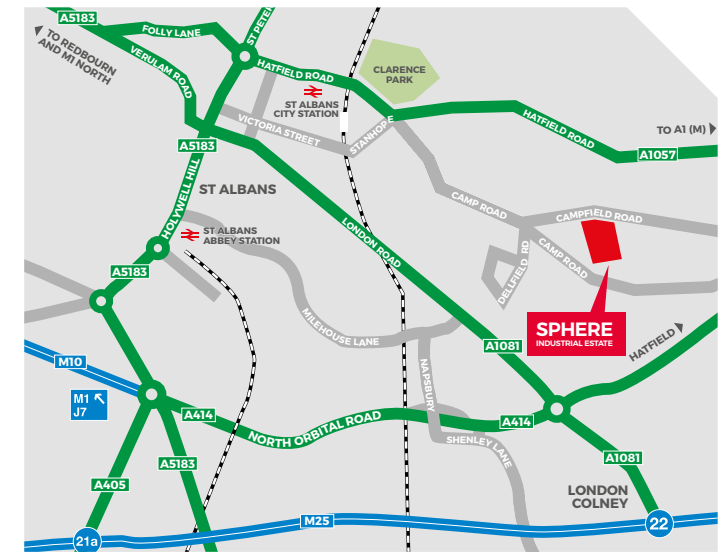
LOCATION

Sphere Industrial Estate which is ideally located for the city centre and is within walking distance of the Thameslink Railway Station. The estate has excellent road communication links and is located within easy access of the A414, M25 (J.22) and the A1(M).



AL1 5HT

/// [what3words.com/riches.drums.misty](https://www.what3words.com/riches.drums.misty)



LEASE TERMS

The unit is available on new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal fees

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC rating is available on request.

On behalf of the landlord

**IPIF
TRADE**
0800 804 8600 ipif.com

Liz Dunsmore
liz.dunsmore@ipif.co.uk

adroit
REAL ESTATE ADVISORS

01727 222100
adroitrealestate.co.uk

Mark Gill
mgill@adroitrealestate.co.uk
07702 895 010

**GRAHAM
SIBBALD**
01727 843 232
www.g-s.co.uk

Georgia Strazza
georgia.strazza@g-s.co.uk
07730 766 940