

17 BRICK KNOLL PARK

ST ALBANS
AL1 5UG

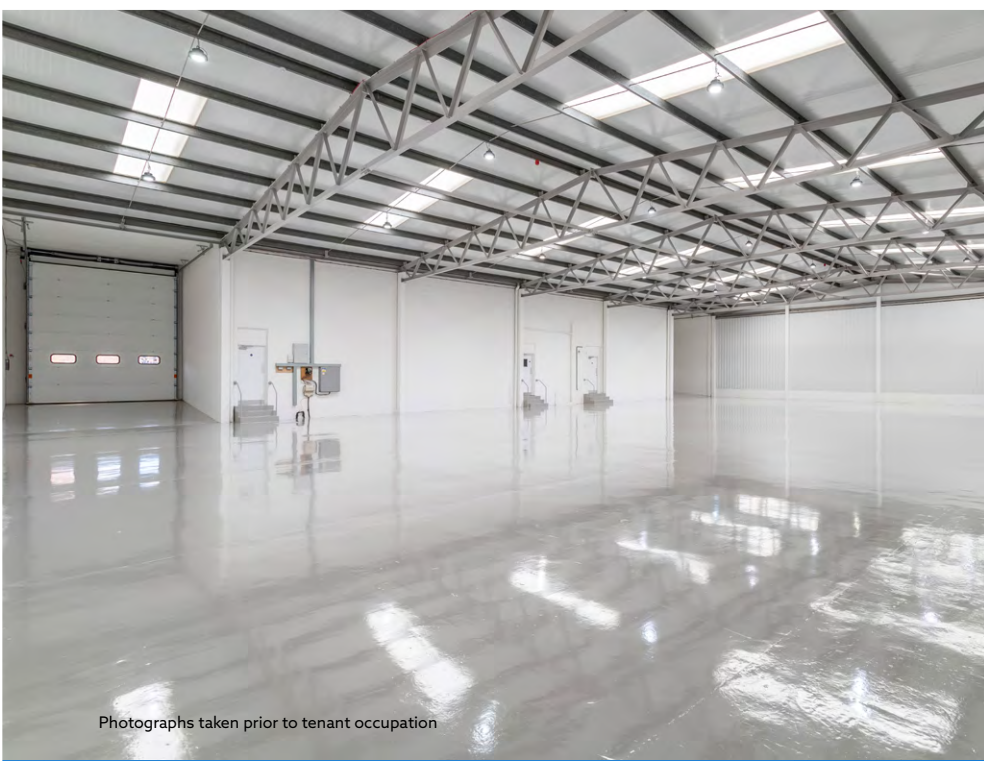
TO LET

- Comprehensively refurbished in 2022
- Dual access loading
- Secure yard
- Clear eaves height of 5.2m
- Generous parking and loading provision



WAREHOUSE UNIT

11,420 SQ FT (1,060.95 SQ M)



Photographs taken prior to tenant occupation



DESCRIPTION

Unit 17 comprises a semi-detached production warehouse of concrete frame and steel truss roof construction with 2 level access loading doors at either end of the front elevation and a separate wc serving the warehouse. It has a 2 storey office section with an open plan office at 1st floor and reception/warehouse offices at ground level together with male/female & disabled wc's and tea point. In addition to the main entrance there is a separate personnel door into a separate office which could serve as a trade counter entrance.

| ACCOMMODATION | SQ FT | SQ M |
|-----------------------------------|---------------|-----------------|
| Production warehouse | 8,320 | 772.95 |
| Ground floor office and ancillary | 1,550 | 144.00 |
| First floor office | 1,550 | 144.00 |
| TOTAL | 11,420 | 1,060.95 |

SPECIFICATION

The property benefits from a comprehensive refurbishment undertaken in 2022 and upgrading which includes the following:-

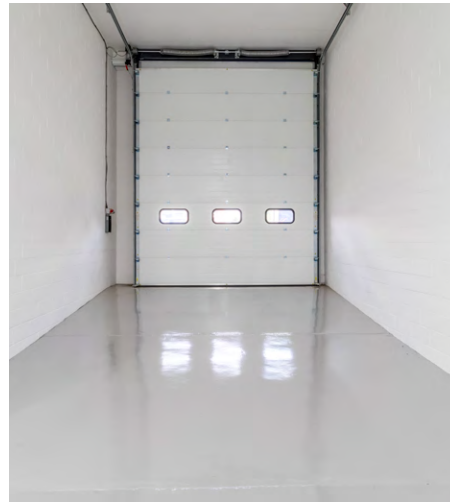
- New profile steel sheet insulated roof
- 10% translucent roof panels
- PV panels
- Re-clad elevations
- New double glazed aluminium windows and entry door
- High Bay LED lighting to warehouse
- Refitted dedicated warehouse WC's
- 2 new electronically operated sectional loading doors 4m (w) x 4.8m (h)
- 5.2m eaves height

Offices:

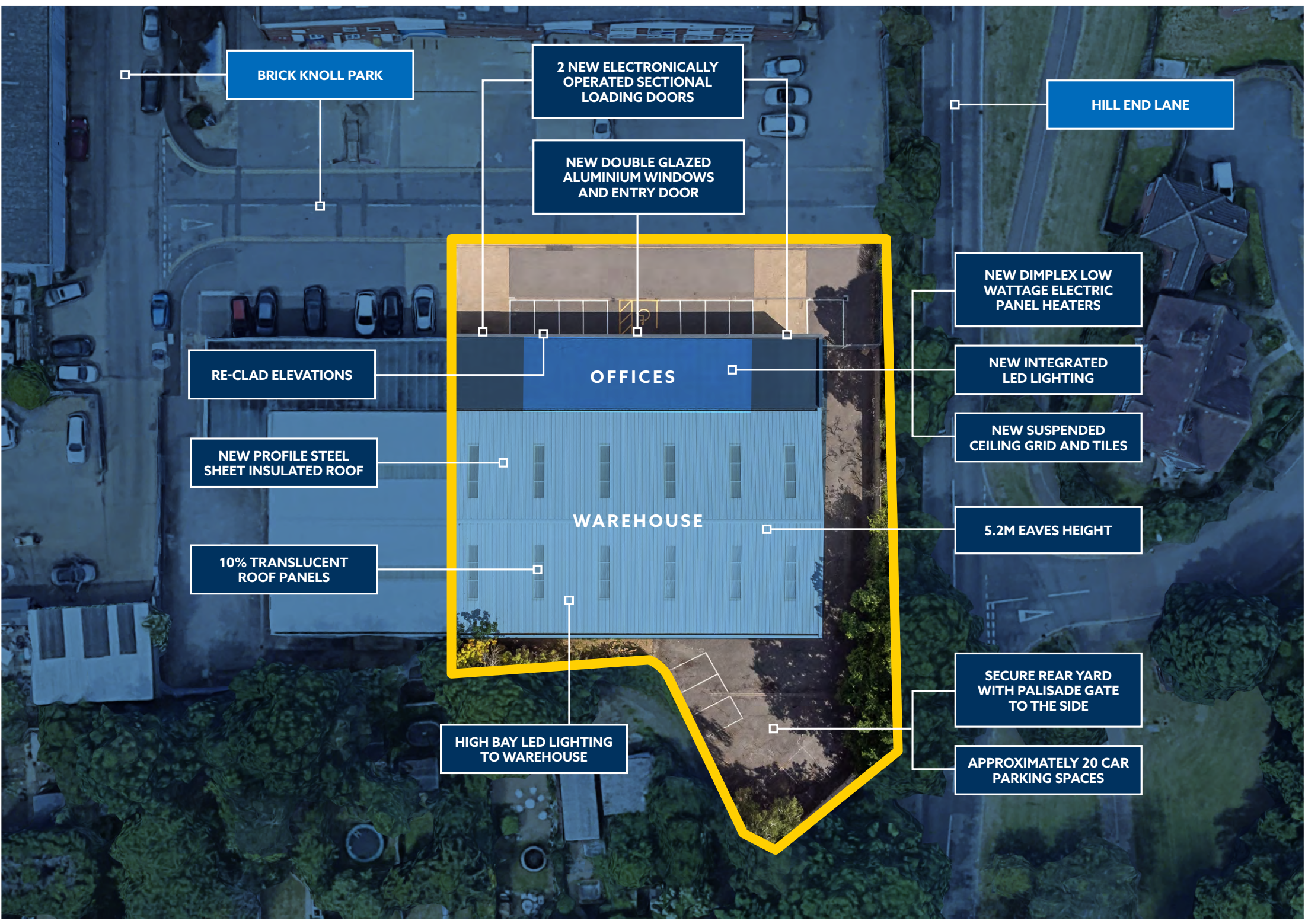
- New suspended ceiling grid and tiles
- New integrated LED lighting
- New dimplex low wattage electric panel heaters
- New carpet tiles
- New sanitary fittings
- Newly fitted tea point at 1st floor
- New 3 compartment perimeter trunking

External:

- Secure rear yard with palisade gate to the side
- Approximately 20 car parking spaces



Photographs taken prior to tenant occupation



BRICK KNOLL PARK

2 NEW ELECTRONICALLY OPERATED SECTIONAL LOADING DOORS

HILL END LANE

NEW DOUBLE GLAZED ALUMINIUM WINDOWS AND ENTRY DOOR

NEW DIMPLEX LOW WATTAGE ELECTRIC PANEL HEATERS

RE-CLAD ELEVATIONS

OFFICES

NEW INTEGRATED LED LIGHTING

NEW PROFILE STEEL SHEET INSULATED ROOF

NEW SUSPENDED CEILING GRID AND TILES

10% TRANSLUCENT ROOF PANELS

WAREHOUSE

5.2M EAVES HEIGHT

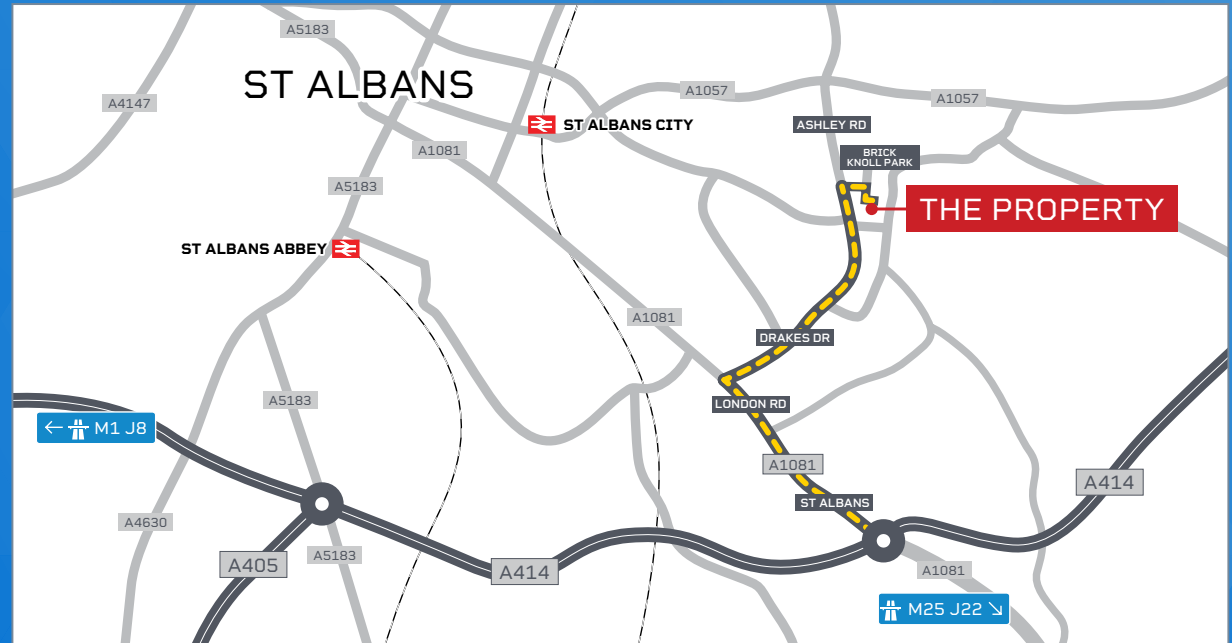
HIGH BAY LED LIGHTING TO WAREHOUSE

SECURE REAR YARD WITH PALISADE GATE TO THE SIDE

APPROXIMATELY 20 CAR PARKING SPACES



[CLICK TO VIEW ON GOOGLE MAPS >>](#)



UNIT 17 BRICK KNOLL PARK • ST ALBANS • AL1 5UG

LOCATION

St Albans is located c.22 miles NW of Central London and enjoys excellent road links to the M25, M1 and A1M via dual carriageway and is therefore strategically placed to access the South East, Central London and the Midlands. It also has good links to Stansted, Heathrow and Luton airports. It is served by 2 railway stations connecting via Thameslink to St Pancras International (19 mins) and the Abbey Line to Watford and connecting to Euston and the Midlands.

Brick Knoll Park Industrial Estate is located 1 mile south east of the city off Ashley Rd. approximately 1 mile to the A414 and A1081 dual carriageways.

The estate is very well established and occupiers include Selco, Royal Mail sorting office, Howdens, Anglia Windows, Gates Ford motor dealership and BattleKart London.

AVAILABILITY

Available by way of assignment / subletting or a new lease may be available subject to negotiation.

EPC

The EPC rating for the property is B 48. Further details available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Available by appointment through the sole agents JLL.



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