

# HEMEL BUSINESS PARK APPSPOND LANE ST ALBANS

AL2 3NL

**bf**

[brasierfreeth.com](http://brasierfreeth.com)

*Yard - To Let - 15,000 Sq.ft*

## DESCRIPTION

A secure compound of 15,000 Sq.ft is available, featuring an open-plan hardstanding with independent power and water supply.

The site has previously been used for various purposes within Use Class B8 and is considered suitable for the open storage of plant, vehicles, or goods.

## KEY DETAILS

- Power & water supply
- Secured yard
- Concrete/hardcore surface
- Close to the A4147, Hemel Hempstead Road, St Albans
- Junction 8 of the M1 approximately 3 miles
- M25 approximately 6 miles
- Good access for large vehicles
- Flexible lease term available
- £6 per Sq.ft rent
- Available from January 2026

## AMENITIES



# HEMEL BUSINESS PARK APPSPOND LANE ST ALBANS AL2 3NL

Yard Space  
**TO LET**

## LOCATION

The site is situated close to the junction of Appspond Lane and the A4147 Hemel Hempstead Road to St Albans. The A4147 provides main road access to the A414 dual carriageway into Hemel Hempstead and junction 8 of the M1 around 3 miles away.

Junction 21 of the M25 is approximately 6 miles away via the M1.

## TRANSPORT



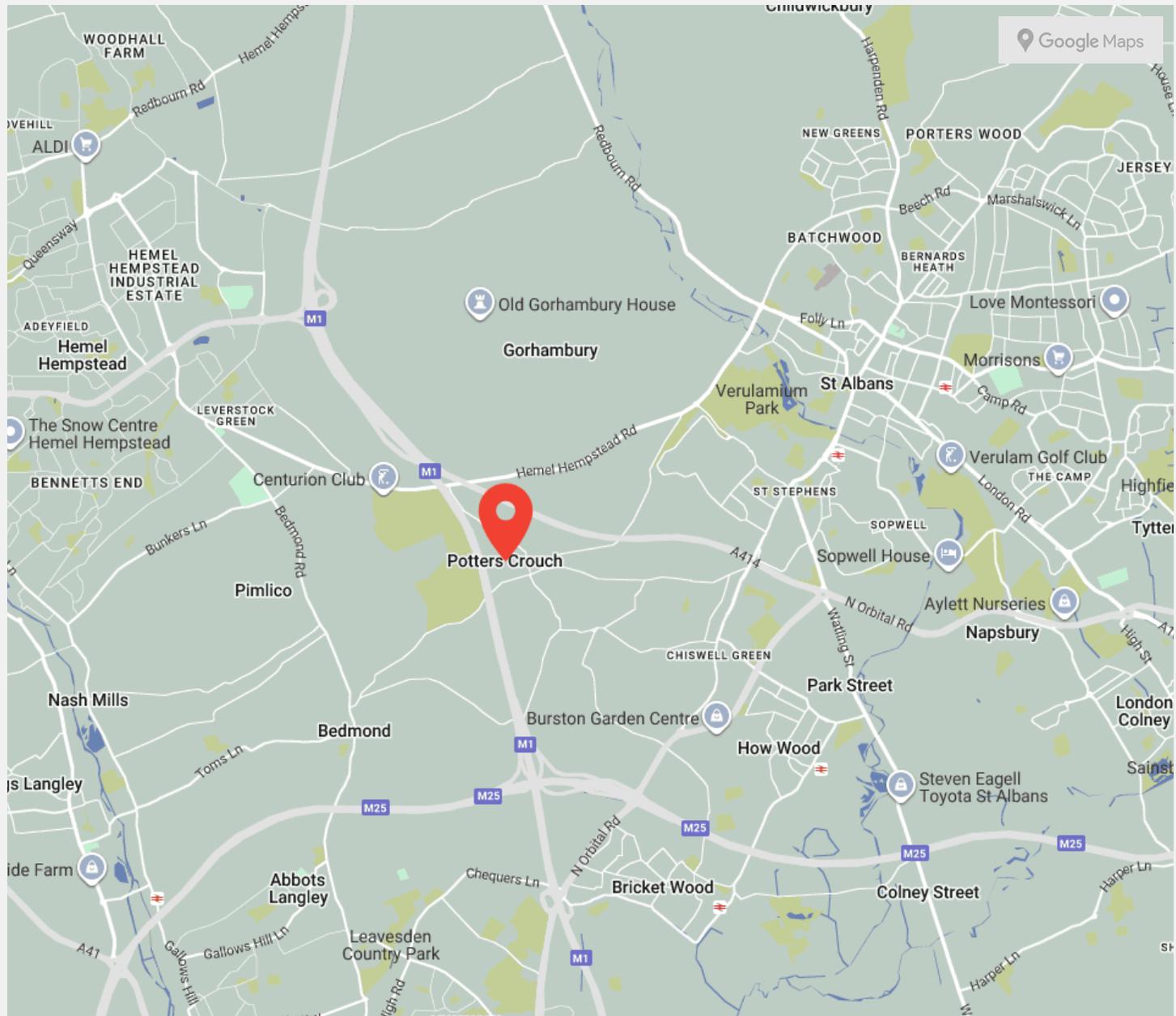
Juncton 8, M1 - 3 miles away



Junctin 21, M25 - 6 miles away

## ACCOMMODATION

	Size Sq.m	Size Sq.ft
Compound 6B	1,393	15,000



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## TERMS

The property is available to let on a new lease for a term to be agreed. A new lease would be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

£90,000 per annum exclusive (£6 per Sq.ft).

## BUSINESS RATES

Business Rates assessment will be applied for when the demised area has been identified.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Viewings can be arranged through Brasier Freeth or the joint agent, Conor Harrington at Aitchison Raffety.

# CONTACT

GET IN TOUCH

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