

TO LET

Available by way of assignment or sub-lease

READY TO OCCUPY, FULLY FITTED DISTRIBUTION UNIT
WITH GRADE A OFFICES & HIGH SPEC SECURITY SYSTEM

READY FOR IMMEDIATE
OCCUPATION

UNIT B

VENTURA PARK

OLD PARKBURY LANE

ST. ALBANS

AL2 2DB



32,825 SQ FT (3,050 SQ M)

TELSAR

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UNIT B VENTURA PARK

Old Parkbury Lane, St. Albans, AL2 2DB

LOCATION

Unit B is located within the well established Ventura Park Industrial Estate, Old Parkbury Lane just off Radlett Road. To the north, Radlett Road provides direct access to St. Albans and Borehamwood to the south. Tenants on the estate include DPD, Orlight and Frank Coffee Systems.

Ventura Park is strategically located just south of the M25 between junctions 21 & 22 which are 3.1 miles and 3.4 miles respectively, providing additional access to the M1 (Junction 6a) only 3.2 miles away. Radlett station is 2 miles south and offers fast rail links into London.

DESCRIPTION

The premises comprises a ready to occupy modern steel portal frame distribution facility with grade A office accommodation arranged over two floors. The warehouse is of an open-plan configuration, ideal for storage and distribution uses with an additional mezzanine floor installed to maximise storage potential. The warehouse benefits from an excellent clear eaves height of 7.2m and is accessed via two large electric loading doors, serviced by a approx. 20m deep loading aprons.

The front elevation of the property comprises ground and first floor, fully fitted, grade A office accommodation with glass partitions, comfort heating and cooling systems and emphasis has been out on staff welfare with a large canteen, disabled, female and male WC's, alongside a shower and changing room. 30 designated parking spaces are located in the front car park. The unit has been fully fitted to a high specification throughout and is ready for immediate occupation. Furniture can remain by way of separate negotiations.

TENURE

Assignment or sub-letting of the existing lease from and including 18 Jan 2023 to and including 17 Jan 2033, with a tenant only break clause at 18th Jan 2028 and a rent review at the same date. The lease has been contracted inside the provisions of the 1954 Landlord & Tenant Act (pt II as amended). Any sub-leases will be contracted outside the '54 Act. Full lease available on request, subject to terms and conditions.

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	25,882	2,404.52
Ground Floor Offices	4,510	418.99
First Floor Offices	2,433	226.03
TOTAL	32,825	3,049.54
Warehouse Mezzanine	5,905	548.59

All measurements are based on a approximate gross internal area (GIA)

RENT

The passing rent is currently £558,025 per annum.

VAT

All prices are subject to VAT.

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

Interested parties are advised to to make their own enquiries with the local Council.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Travel Distances to London (in minutes)



5

Radlett

5

Bricket Wood

6

How Wood

26

St. Pancras
International

45

London
Paddington

Proximity to Major Road Links & Airports (in miles)



3

M1 J6A

3.5

M25 J21/22

6.4

A1 (M)

12

Luton
Airport

17.1

Heathrow
Airport

Source: Google Maps
*Journey time taken from Radlett Station



Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers, or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.

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2x electric loading doors
W5.75m x H5.6m



Deep loading apron
(approx. 20m)



30 parking spaces



Additional
mezzanine storage



Comfort heating & cooling
systems to the offices



Security gatehouse with
24/7 use



High spec
security system



Close proximity
to M25 & M1



Clear eaves 7.2m rising to
11.5m at the roof apex



Clear open plan
warehouse layout



LED lighting



3 phase power



Canteen area



Female, male
& disabled WC's

VIEWING

By appointments with sole agents.

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