

Unit 4, Brick Knoll Park

Ashley Road, St Albans, AL1 5UG

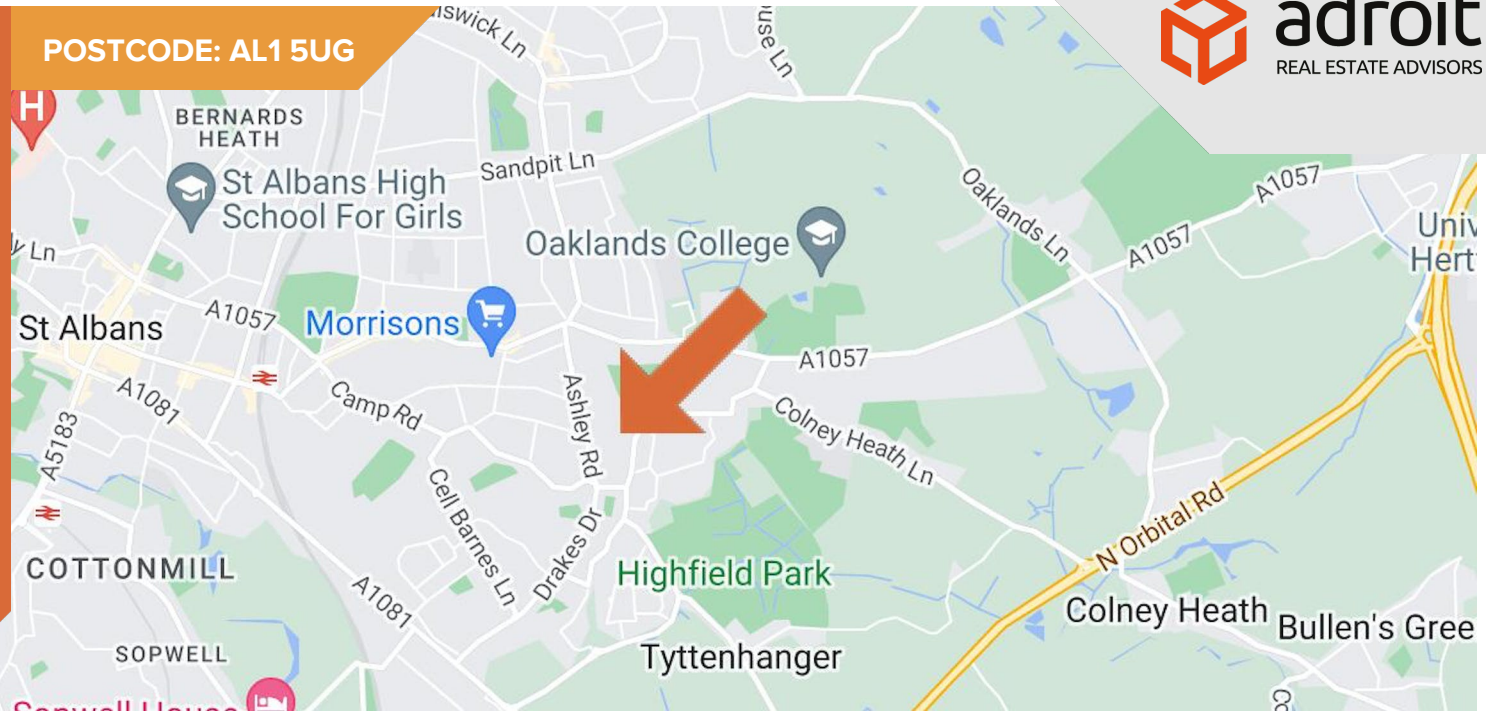


TO LET

23,661 sq ft (2,198.18 sq m)

POSTCODE: AL1 5UG

- To be refurbished
- Four level access loading doors
- 7.3m eaves height
- Three storey offices
- Generous car parking
- Gates on two elevations
- Established industrial location
- 24/7 unrestricted access



Description

Unit 4 comprises a semi detached warehouse of concrete frame and steel portal construction benefiting from 4 electrically operated ground level loading doors. The office accommodation is across 3 storeys with open plan offices on the 1st/2nd floors. The substantial yard is securely fenced and accessible via two gates on different elevations.

Location

St Albans is located approximately 20 miles north west of London benefiting from excellent road links to M1, M25 and A1(M). The established Brick Knoll Park is located approximately 1 mile south east of St Albans city centre off Ashley Road. The City has good links to Luton, Stansted and Heathrow airports as well as benefiting from two mainline stations providing access to St Pancras and London Euston.

Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m
Warehouse	18,986	1,763.86
Office	1,597	148.37
Office	1,561	145.02
Office	1,517	140.93
Total	23,661	2,198.18



Tenure

Available on a Leasehold basis only.
Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q1 2023

Rent

Rent on Application

Service Charge

No service charge is payable.

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Gerald Eve

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