



2 LYON WAY ST ALBANS

AL4 0LQ

bf
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For Sale
*Self-contained detached factory/warehouse
of interest to occupiers, developers and investors*

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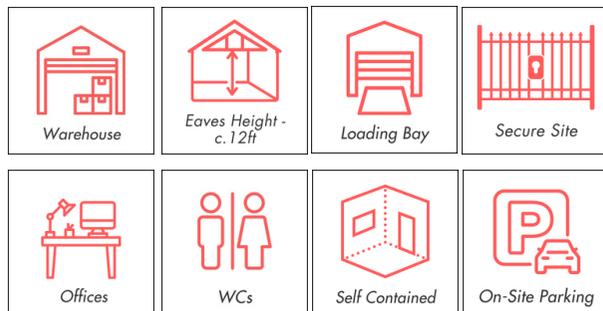
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Factory/Warehouse
FOR SALE

KEY DETAILS

- Rare freehold opportunity
- Detached, single storey building
- Established industrial and motor retail location
- Low site cover
- Secure site

AMENITIES



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ACCOMMODATION

| Floor | Size Sq.m | Size Sq.ft |
|-------------------|-----------------|---------------|
| Offices | 197.40 | 2,125 |
| Factory/Warehouse | 1,378.03 | 14,833 |
| TOTAL | 1,575.43 | 16,958 |

Site area: 0.77 acres

These areas are approximate and in the case of the building have been calculated on a gross internal basis.

DESCRIPTION

The property comprises a detached building of concrete frame construction with elevations of brick to full height under a corrugated asbestos cement sheet covered roof. It sits within a self-contained site that is in part fenced, with the ability to fully enclose the remainder of the yard. The production area has an eaves height of c.12 feet, with loading being via a tailboard loading bay.

Offices are provided to the front of the building and are principally open plan, with adjoining ladies and gents WC's.



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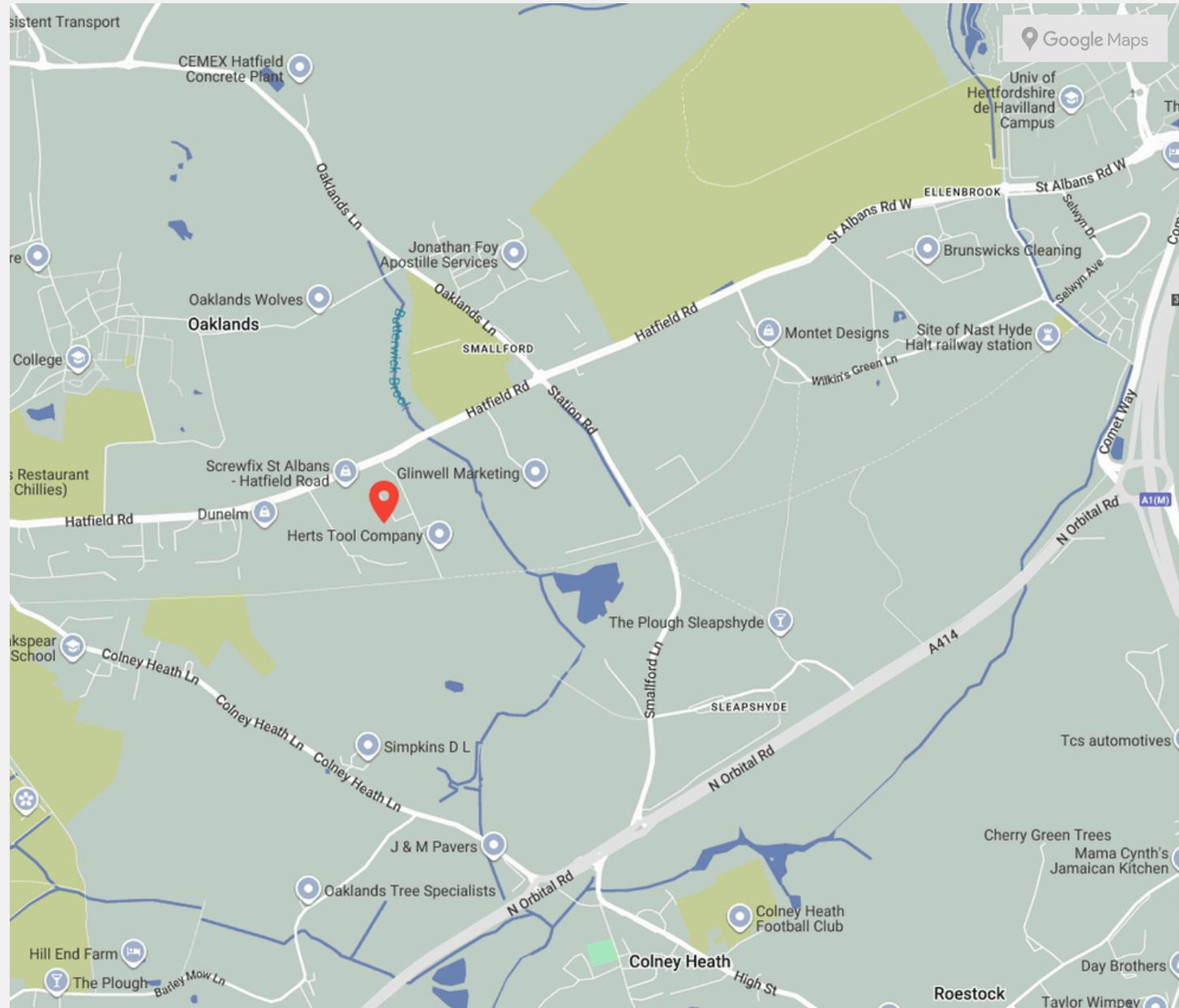
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LOCATION

The property is situated in Lyon Way, a turning directly off Hatfield Road (A1057) on the eastern fringe of St Albans, approximately 2 miles west of the A1(M) (Junction 3), with the major A1/M25 junction at South Mimms being a little under 6 miles to the south. Immediate surroundings are characterised by a mix of franchised motor dealers, trade counter operators, DIY retailers and more traditional factory/warehouse users.

TRANSPORT

-  A1(M) Junction 3 - 2 miles
-  A1/M25 - < 6 miles
-  St Albans Station - < 3 miles



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TENURE

The freehold is offered for sale with vacant possession on completion.

PRICE

Offers are invited in the region of £2,600,000.

BUSINESS RATES

To be assessed.

EPC

An EPC has been commissioned and is awaited.

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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