

TO LET

63,826 sq ft

Unit 1 Riverside Estate, London
Colney, St Albans, AL2 1DT

A distribution hub, available on a flexible lease / license
benefiting from 31% site cover.

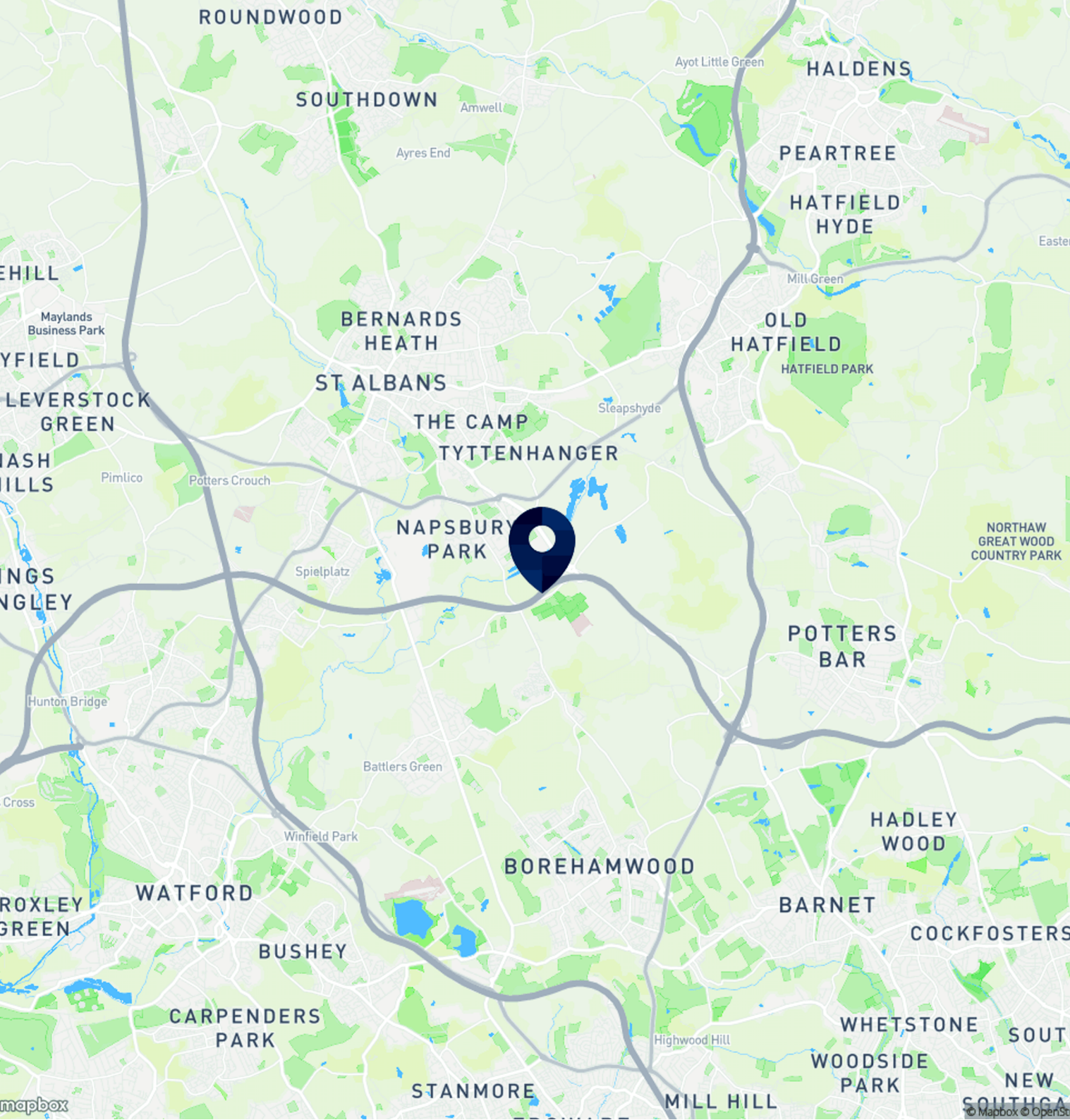


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Summary

- Available on a flexible lease / license
- Low site cover
- 21 dock loading doors
- 7.6m eaves
- Secure site
- Self-contained unit





Location

The property is situated within the established Riverside Estate, which is ideally located for access to the M25, London and Home Counties.

M25 (J22) - 0.8 miles

A414 - 2.3 miles

St Albans City Train Station - 3.1 miles

A1 (M) - 4.1 miles

St Albans - 4.3 miles

M1 (J6A) - 5.6 miles

Details

At a glance

Size	63,826 sq ft
Rent	Rent on Application
Rates	£3.13 per sq ft
Payable	
Rateable Value	£417,500
Service Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 1 extends to approximately 63,826 sq ft and is of steel portal frame construction. The total site area extends to approximately 4.7 acres, providing loading on 3 elevations, plus a separate secure parking area.

An additional 0.4 acre plot provides the opportunity to extend the unit by approximately 18,000 sq ft.

Specification

Salient specification details as follows:

- To be refurbished
- Secure self-contained site
- Approximately 35% site coverage
- 7.6m clear eaves height
- 21 dock level loading doors (6 of the doors are double width)
- Ancillary offices



Contact

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