



Land on the East Side of Kendal Hall Farm

Radlett, WD7 7LH

**Secure flexible open storage
space, available immediately**

5,000 to 68,850 sq ft

(464.52 to 6,396.37 sq m)

- Hard standing surface
- Water & electric
- Gated, secure site
- 24 hour access
- 4.6 miles from the M1
- 3.9 miles from the A41
- 5.2 miles from the M25

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Summary

Available Size	5,000 to 68,850 sq ft
Rent	£5.50 per sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The site comprises an open storage yard facility totaling approximately 1.6 acres. The site is available to let in its entirety or in units from 5000 ft² upwards on flexible lease terms. The site is hard surfaced and provides a first-class yard facility within easy access to Central London.

Location

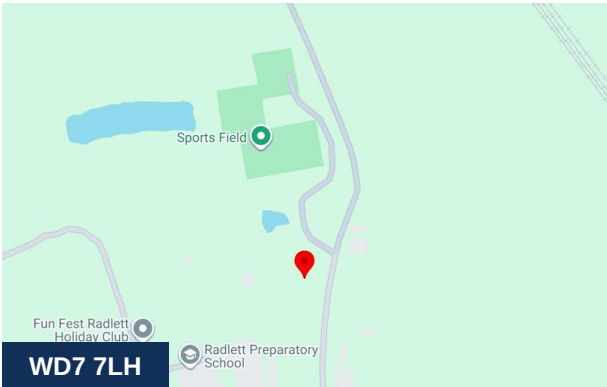
The property is strategically located position in the Radlett area of Hertfordshire, providing excellent connectivity to the motorway network. The site benefits from convenient access to the M25 at Junction 22, the M1 and A1(M).

The location is therefore well suited to commercial operators requiring accessible open storage, distribution, plant, vehicle or logistics space. The site is accessed via double gates on the east side of the A5183 Watling Street which can be found at:

What3words ///fool.universally.pretty

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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