

# NORTH ORBITAL COMMERCIAL PARK

ST ALBANS | NAPSURY LANE | AL1 1XB

February 2021,

## SUBJECT TO CONTRACT

**RE: NORTH ORBITAL COMMERCIAL PARK, (NOCP) NAPSURY LANE, ST ALBANS, AL1 1XB**

NOCP comprises 28 units and following recent lettings we now have 3 units available, units 6 and 25 have already been comprehensively refurbished and unit 6 is under offer. Unit 17 which has 2 self-contained yards has recently been refurbished and work has now commenced on unit 7 which also has a palisade fenced and gated secure yard.

**Unit 17: 20,844 sq ft Refurbished to let at £10.95psf**

**Unit 7: 15,600 sq ft To be refurbished available to let April 2021 at £11.75psf**

**Unit 4: 7,885 sq ft LET June 2020**

**Unit 11: 6,636 sq ft LET July 2020**

**Unit 25: 5,750 sq ft Refurbished to let at £11.75 psf**

**Unit 6: 6,087 sq ft Under Offer**

The units provide the following specification/amenities:

- New aluminium double glazed windows
- 6m eaves height
- Full height electric loading doors
- High bay lighting to warehouse
- **Units 7 & 17 have secure gated yards**
- Male and female wc's
- Re-carpeted and redecorated offices with new LED lighting
- Adjacent A414 providing excellent dual carriageway access to the A1(M) Jct 3, M25 Jct 22 and 21a, M1 Jct 7 and 8

On behalf of my client CBRE Global Investors I enclose our new brochure which also has a drone video link providing a tour of the immediate area and estate/internals. Should you require any further information or wish to arrange a viewing then please telephone me on 07711 535581 or my joint agent James Saxby at JLL on 07801 667692 or the new website address: [www.nocpstalbans.co.uk](http://www.nocpstalbans.co.uk)

Kind regards  
Yours sincerely

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