

FOR SALE

18,057 Sq Ft

(1,677.5 Sq M)

- Rarely available freehold yard for sale
- Excellent access to M25 and motorway network (0.75 miles)
- Securely fenced and gated
- Level and surfaced area
- Office / Storage building



Broad Colney Works

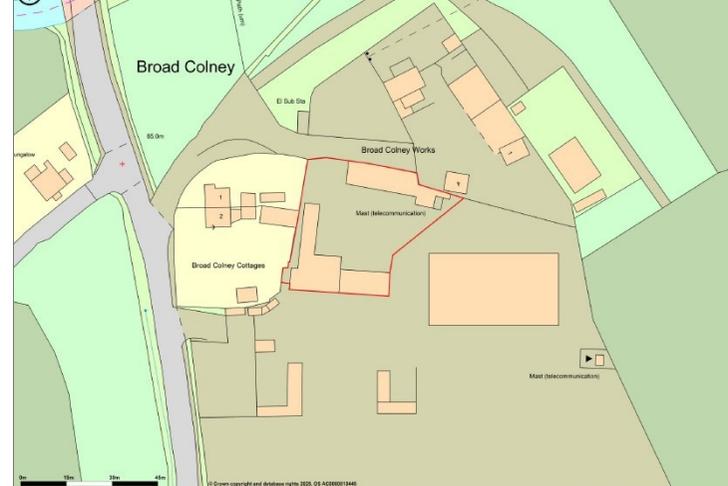
Shenley Lane, London Colney, St. Albans, AL2 1DG

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- Situated off of Shenley Lane in London Colney close its junction with Bell Lane.
- Excellent access to the M25 (Junction 22) within 0.75 miles and the A1081.
- The A1081 to the north further provides access to the A414 and A1(M) within a 5-minute drive.
- Junction 6 of the M1 3.75 miles.

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DESCRIPTION

- The site comprises a fully fenced and secure yard which has concrete interlocking blocks providing a level and surfaced area.
- Purpose-built single storey office which is approximately 2,219 sq ft, benefitting from air conditioning, LED lighting, raised floors with inset data cabling.
- Partitioned offices and meeting rooms.
- Shower facilities on site.

TERMS

The freehold interest is available at a quoted price of £1.6 million. Enquiries are being made whether VAT is payable in this transaction.

ACCOMMODATION

Yard Area	1,471.35 SQ M	15,838 SQ FT
Office	206.15 SQ M	2,219 SQ FT
Total	1,677.5 SQ M	18,057 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-27

Business Rates: Available upon request

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