

# 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



## 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.

/// what3words

///inches.wiring.wings

Google Maps

Click here



## 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

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

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

**EPC: B-27**

**Business Rates: Available upon request**

## CONTACT:

➤ **MATTHEW BOWEN**  
07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

➤ **HUGO HARDING**  
07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

➤ **PAUL QUY**  
07917 268 653 [paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP