

TO LET

4,260 Sq Ft (395.75 Sq M)

- › Flexible lease terms
- › 4.5m eaves height
- › Three phase power
- › Suitable for a variety of occupiers



Unit 7

Verulam Industrial Estate, London Road, St. Albans, AL1 1JB

KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

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kirkbydiamond.co.uk



LOCATION

- Located approximately 1 mile from St Albans Town Centre on London Road (A1081)
- Easy access to the M25 (2.5 miles)
- M1 (3 miles)
- A1(M) 4 miles
- St Albans mainline station is within 5 minutes walking distance and the Thameslink provides

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Google Maps
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DESCRIPTION

- Warehouse/Industrial unit available on flexible lease terms for up to 1 year
- Suitable for a variety of occupiers
- Benefits from three phase power, car parking, kitchen and W/C provisions and generous eaves heights

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £8 psf. VAT is payable



ACCOMMODATION (Gross Internal Area*)

Unit 7	395.75 SQ M	4,260 SQ FT
Total	395.75 SQ M	4,260 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £32,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

CONTACT:

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