

TO LET

24,415 Sq Ft

(2,268.15 Sq M)

- › Rarely available yard available for rent
- › Excellent access to M25 and motorway network
- › Securely fenced and gated
- › Level surface
- › Ancillary buildings including double garage, workshop and shipping containers.



Land At Broad Colney Works

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

Contact: Matthew Bowen or Hugo Harding
Tel: 01727 575 445
eddisons.com





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

[///oasis.nature.organs](https://oasis.nature.organs)

 Google Maps

[Click here](#)



Description

- The site comprises a fully fenced and secure yard which has a level and compacted ground surface with mains water and power.
- There are ancillary buildings on the site which include a double garage, three shipping containers and a workshop.
- Suitable for a variety of storage requirements.
- There are no restrictions on hours of usage and vehicle movements.

Terms

Available by way of a lease assignment expiring on 31st December 2029 at a rent of £123,375. VAT is payable in this transaction.

Accommodation

Total **2,268.15 SQ M** **24,415 SQ FT**

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

EPC: B

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Contact:

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