

Unit 7 Executive Park St Albans

Available to let
Light industrial unit
1,240 sq ft (115.17 sq m)



Manual roller shutter



3.65m



Gated estate 24/7 access



Allocated



3 phase (3 x 100amp)



Fluorescent strip lighting

Unit 7 Executive Park

Hatfield Road, St Albans, Herts, AL1 4TA



Description

Executive Park is a gated development of 12 industrial units set around a central courtyard providing access for loading and allocated parking. The units have profile metal cladding and roofs and benefit of a minimum eaves height of 3.65 metres rising to 4.85 metres. The units are open plan with a small office and WC provided to the front elevation.

Location

Executive Park is located off Hatfield Road and is approximately 1.5 miles from St Albans city centre and mainline train station with Hatfield town centre located approximately 4 miles to the west. There are excellent road links with the A414 being within 1.5 miles which gives access to the A1(M) (3.5 miles). The M25 (Junction 22) is within 3.5 miles and the M1 (Junction 6) within 6.5 miles.

Property owned by **Mileway**

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EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring lease. Service Charge information available on application.

Viewing / Further Information

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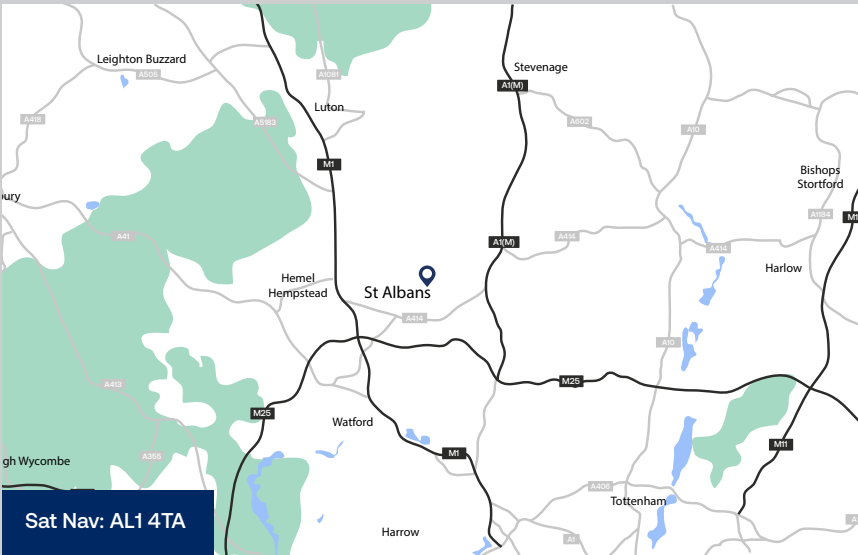


VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation

Floor areas are as follows:

Unit	Area (sq m)	Area (sq ft)	Rent per annum
7	115.17	1,240	£22,400

Mileway