

Light Industrial/Warehouse Unit
Approx. 349.67 sq m (3,764 sq ft)

**AITCHISON
RAFFETY**



5 Park Industrial Estate, Park Street, AL2 2DR To Let / For Sale

- Workshop/Storage to ground floor
- Full height loading door (3.46m high x 3.46m wide)
- 3 Phase power supply
- First floor offices with air conditioning & cat V data cabling
- Door entry, security & fire alarm systems
- Gas central heating
- WC and kitchen facilities
- 6 Parking spaces



INVESTORS IN PEOPLE



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5 Park Industrial Estate,
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St Albans,
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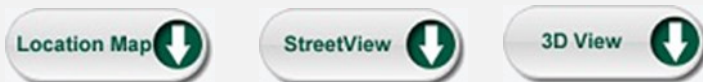
Description

A modern light industrial / hi tech unit with ground floor storage/workshop and modern predominantly open plan first floor offices. There is a full height sliding loading door and the offices benefit from suspended ceilings with inset cat II lighting, air conditioning and cat 5 data cabling.

There is parking to the front of the unit together with additional allocated parking in the Estate.

Location

Park Street is located to the south of St Albans on the A5183 (Watling Street) between St Albans and Radlett within one mile from the M10 / A405 / A414 roundabout giving easy access to the M1, M25 and A1(M). Park Street train station is within 1/2 mile providing services to St Albans and Watford.



Floor Area

The approximate net internal floor area:

Ground Floor	2,016 sq ft	(187.30 sq m)
First Floor Offices	1,748 sq ft	(205.88 sq m)
Total	3,764 sq ft	(349.67 sq m)

Rent / Terms

The premises are available to rent by way of a new FRI lease for a term to be agreed at a rent of **£41,400 per annum exclusive**.

Sale

The freehold interest in the property is available at a price of **£825,000**.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £22,250 with rates payable are approximately £10,370 pa.

Energy Performance Rating

Band E - 124

Estate Charge

There is an estate charge. Details available on request.

VAT

VAT is not payable on the rent or sale price.

Viewings

Strictly by appointment via the sole agents.

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