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2 Riverside Industrial Estate London Colney, AL2 1HJ

For Sale Freehold

Modern detached warehouse/production building

15,224 Sq Ft (GIA) Approx.

Very close to J22 M25

Gated Yard



D6561.5
189-7

Unit 2 Riverside Industrial Estate, Lowbell Lane London Colney, Herts, AL2 1HJ

LONDON COLNEY

The town occupies a superb location 22 miles north of Central London and 2 miles south of St Albans.

It is a short distance from junction 22 of the M25 to which there is a dual carriageway link. In addition the A414 dual carriageway provides a dual carriageway link to the M1 at Hemel Hempstead and the M11 at Harlow via Hatfield.

The property is located in an estate of similar warehouse units. Vehicular access is from the A1081 dual carriageway with additional car access (width restricted) from High Street, London Colney.

London Colney town centre and the major Colney Fields Shopping Park are closeby.

DESCRIPTION

A very unusual opportunity to acquire a detached warehouse / production building with a gated yard area. The construction is in a single bay of a steel portal frame with the building elevations principally in brickwork. The eaves height is approx. 6m.

There are two full size roller shutter loading doors measuring approx 4.5m wide x 4.85m high under a loading canopy.

Two storey offices are located along the front and side elevation with staff accommodation.

FLOOR AREAS (Approx. gross internal)

| | |
|-------------------------------------|--------------|
| Ground floor warehouse / production | 13,309 sq ft |
|-------------------------------------|--------------|

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|-------------------------------|-----------|
| Ground floor office / toilets | 960 sq ft |
|-------------------------------|-----------|

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|---------------------|------------------|
| First floor offices | <u>960</u> sq ft |
|---------------------|------------------|

| | |
|--------------|---------------------|
| Total | 15,224 sq ft |
|--------------|---------------------|

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk).

Indicated assessment £97,000. Amount payable 47.9% (2017/18)

TERMS

The property is to be available for sale freehold with vacant possession.

Price £2.95m + VAT.

AVAILABILITY

Immediate on completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

Category D (96)

FURTHER INFORMATION

Please contact joint agents David Coleman Leighton Goldhill 0207 244 4214 / 07956 96677 or Mike Davies/Daniel Hiller Davies & Co 01707 274237.

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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