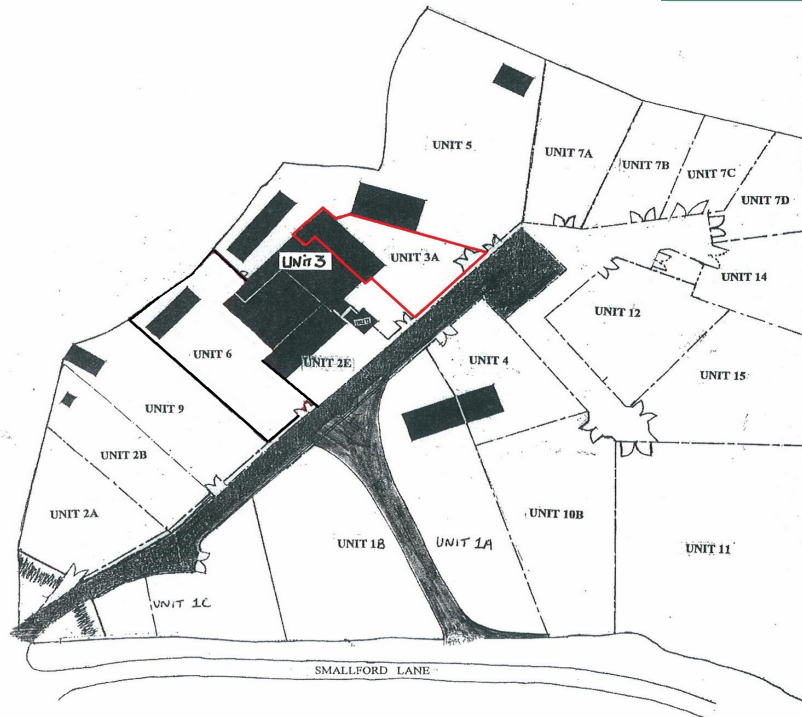


Storage/Warehouse Unit with good sized yard and covered bay
2,131 sq ft (197.97 sq m)



Unit 3a Smallford Works, Smallford Lane,
Smallford, AL4 0SA

To Let

- Secure patrolled site
- Fenced yard
- Covered bay to side
- Front office and kitchen
- Good yard area
- Roller shutter door access
- WC facilities adjacent



RICS



INVESTORS IN PEOPLE



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54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

Unit 3a Smallford Works
Smallford Lane
Smallford
St Albans
Hertfordshire, AL4 0SA



Floor Area

The approximate areas are as follows:

| Unit 3a | | |
|----------------------------|-----------------------|-----------------------|
| Warehouse/ storage area | 2,131 ft ² | 197.97 m ² |
| Covered Bay | 1,172 ft ² | 108.87m ² |
| External Yard Area | 5,600 ft ² | 520.24m ² |
| | | |

Rent

Unit 3a £30,000 per annum exclusive

Terms

The premises are available by means of a new lease, flexible terms are available.

Business Rates

From verbal enquiries we understand rates payable are in the order of approximately £10,600 per annum

Service Charge

A service charge is levied on the estate which currently equates to: £7,490 per annum.
Insurance is currently £1,847 per annum.

Legal Costs

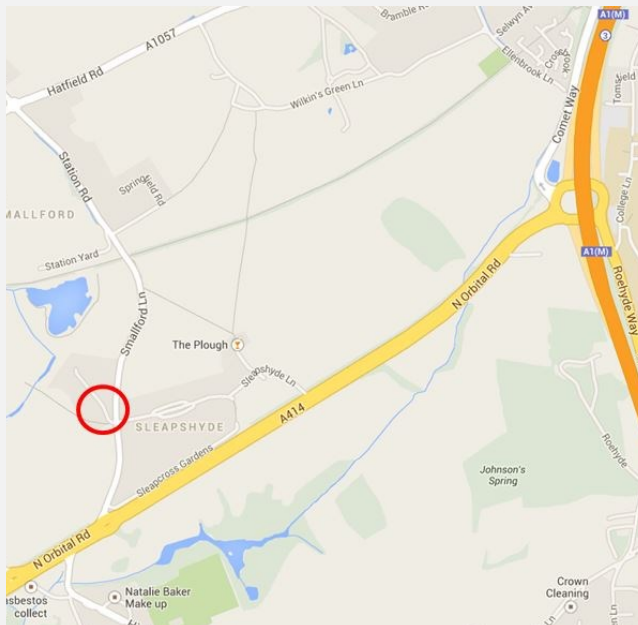
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is applicable on this transaction.

Viewings

Strictly by appointment.



IMPORTANCE NOTICE

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