



UNIT 6, CURO PARK

Park Street, St. Albans, AL2 2DD

Quality high bay modern warehouse / industrial unit To Let or For Sale

9,137 SQ FT



Summary

Available Size	9,137 sq ft
Rent	£150,000 per annum
Price	£2,795,000
Rates Payable	£43,520 per annum From 1st April 2023 subject to transitional relief
Rateable Value	£85,000
VAT	Applicable
EPC Rating	C (66)

Key Features

- 8.7m min. eaves / 9.5m to ridge
- Racking if required
- Air-conditioned office
- Shower
- Kitchen
- LED lighting
- Gated low density estate
- 14 car spaces plus vehicle loading
- High speed EV point is installed
- Existing data cabling

Description

A top quality modern warehouse / industrial unit constructed in a small terrace. The primary construction is of a steel portal frame with a clear span and minimum eaves of approx. 8.7m (9.5m to ridge). Externally, the walls are attractively designed with brickwork, part cladding and part glazed curtain walling. There is a single up-and-over loading door (approx. 3.6m wide X 5m high).

The warehouse is provided with high bay LED lighting, some power distribution, 3-phase power but no heating. On the first floor there is an appropriately sized office and beneath is an undercroft which can be used as part of the warehouse or separated off to form offices, showroom or other ancillary uses (clear height of 3.2m).

Location

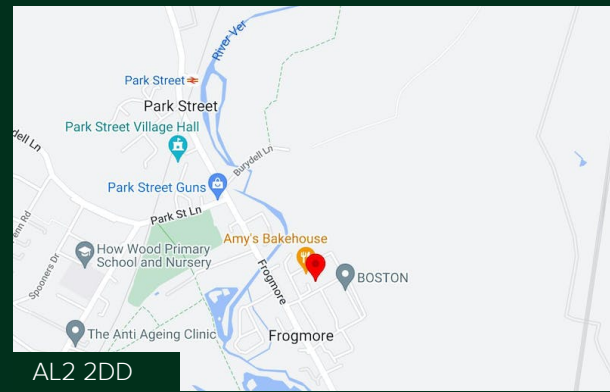
The property occupies a superb position in a select high quality development, a short distance from the A414 dual carriageway and fast links to the M25 (Junctions 21 & 22), the M1 (Junctions 6 & 6a) and the A1(M) at Junction 3. It is easily accessible to north London (Central London 20 miles) as well as the adjoining major commercial centres of St Albans, Hatfield, Watford, Hemel Hempstead and Borehamwood.

Park Street station is an easy walk and provides regular service to London. Heathrow, Luton and Stansted airports are all within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse plus undercroft	7,852	729.47
1st - Air-conditioned office	1,285	119.38
Total	9,137	848.85



AL2 2DD



Viewing & Further Information

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Generated on 16/08/2023