

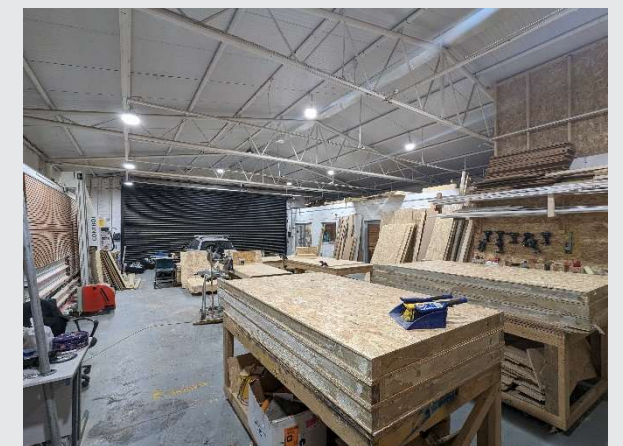
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

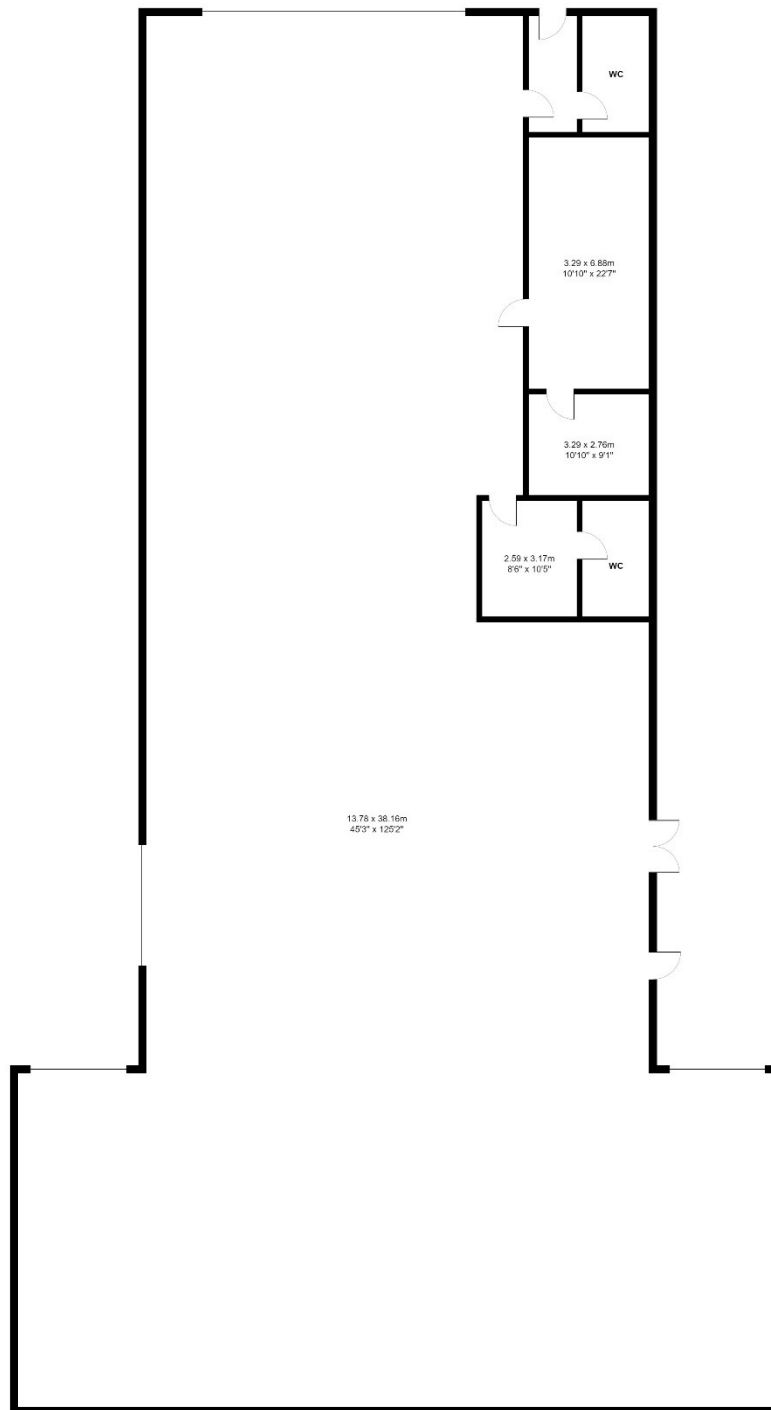
Industrial/warehouse unit

Lyon Way, St. Albans, Hertfordshire, AL4 0LB



ACCOMMODATION

Total	Sq ft	Sq m
	6,331 sq ft	588 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ 4 loading doors
- ✓ Eaves height of 5m
- ✓ Up to 8 parking spaces to front
- ✓ Driveways each side for additional parking/storage or loading access

LOCATION

Located off Hatfield Road (A1057), this unit is ideally located as forms part of a much larger industrial area whereby local occupiers include, Wickes, Volkswagen, Dunelm, Glyn Hopkin Nissan, Brayley Honda and Screwfix to name a few. By road, Junction 3 of A1(M) is 2 miles from the unit, A414 1.5 miles and M25 (Junction 22) 3 miles. St Albans City Centre is approximately 2.7 miles.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Currently used as a workshop/industrial unit, the premises used to be a former motor trade use and offers plenty of loading access as it offers four loading doors, one to the front and three down the side. Internally, the premises currently offers W/C facilities, office space and large open industrial area. Externally, there is side access either side capable of fitting a large van and parking/loading area to the front.

TERM

Available by way of a new full repairing and insuring lease.

RENT

£100,000 per annum exclusive

VAT

We understand that VAT is payable on the rent

BUSINESS RATES

Rateable value: £58,500 Rates payable: £31,941. Rates payable should be verified with St Albans City & District Council 01617 853880

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