

TO LET
FACTORY/WAREHOUSE
WITH OFFICES
225.94 Sq M to 454.09 Sq M
(2,432 to 4,886 Sq Ft)



UNITS 1 & 1A LONDON RD BUS PARK
222 LONDON ROAD
ST ALBANS AL1 1PN

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DESCRIPTION & SITUATION

The available Units comprise 2 single storey factory warehouse units together with a number of offices and mezzanine storage.

St Albans is an established commercial centre located some 25 miles to the north of Central London. It has the benefit of excellent road communications provided by the M1, M10, M25 and A1(M) motorways, as well as the A5, A6 and A405 trunk roads.

Thames link from St Albans provides a fast and frequent service to many London destinations and beyond to Gatwick and the south coast.

FEATURES

- AMPLE CAR PARKING**
- LOADING DOOR**
- MALE AND FEMALE WC'S**

FLOOR AREAS

All dimensions and areas are approximate only

Unit 1	225.94 sq m	2,454 sq ft plus 380 sq ft mezzanine
Unit 1A	228.15 sq m	2,432 sq ft plus 380 sq ft mezzanine
Total Area	454.09 sq m	4,886 sq ft

TERMS

The units are to be let on new leases for a term to be agreed

RENT

£18,000 per annum exclusive per unit SUBJECT TO CONTRACT

RATES

To be advised

VIEWING

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Important Notice

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