

**TO LET**  
**FACTORY/WAREHOUSE**  
**139.35 SQ M (1,500 SQ FT)**



**UNIT 9**  
**LONDON ROAD BUSINESS PARK**  
**222 LONDON ROAD**  
**ST ALBANS AL1 1PN**

See important notice overleaf

**01438 816396**

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## UNIT 9, LONDON ROAD BUSINESS PARK, 222 LONDON ROAD, ST ALBANS AL1 1PN

<b>DESCRIPTION &amp; SITUATION</b>	The available unit comprises a terraced property suitable for a number of different uses.  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.		
<b>FEATURES</b>	<input type="checkbox"/>	<b>AMPLE CAR PARKING</b>	
	<input type="checkbox"/>	<b>BURGLAR ALARM</b>	
	<input type="checkbox"/>	<b>GAS HEATING</b>	
	<input type="checkbox"/>	<b>CARPETED RECEPTION OFFICE</b>	
<b>FLOOR AREAS</b>	Floor areas are gross internal and approximate only		
		<b>(sq m)</b>	<b>sq ft</b>
	Ground Floor	92.9 sq m	1,000 sq ft
	Basement	46.45 sq m	500 sq ft
	<b>Total Gross Internal Area</b>	<b>139.35 sq m</b>	<b>1,500 sq ft</b>
<b>TERMS</b>	The unit is to be let on a new full repairing and insuring lease for a term to be agreed.		
<b>RENT</b>	£11,500 per annum exclusive SUBJECT TO CONTRACT		
<b>RATES</b>	To be advised		
<b>LEGAL COSTS</b>	Each party is to be responsible for their own legal costs.		
<b>VIEWING</b>	Strictly by appointment through Agents BOWYER BRYCE Simon Scott 01438 902082 simon.scott@bowyerbryce.co.uk Ian Harding 01438 902081 ian.harding@bowyerbryce.co.uk		
Ref: 012430			

### Important Notice

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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
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- (v) All rents and prices quoted are exclusive of VAT (if chargeable).