



- Modern end of terrace unit
- Good size yard space adjacent to the unit
- Full height manual loading door
- Security alarm and door entry system
- Minimum eaves height 5.05 m
- Ample car parking spaces

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Unit 7, Redbourn Industrial Centre, High Street, St Albans, Herts, AL3 7LG

End of terrace warehouse with a yard

Approx. 2,550 Sq Ft (236.9 Sq M)

To Let

Unit 7, Redbourn Industrial Centre, High Street, St Albans, Redbourn, Herts, AL3 7LG

Description

The subject property comprises an end of terrace industrial / warehousing unit with adjacent fenced and gated yard.

The property has a full height loading door, office areas, single phase power and eaves height of 5.05 meters. Male and female WCs are included.

Allocated parking exists to the front of the unit.

Location

Situated off of the High Street in Redbourn village centre. The property benefits from excellent communications links with:

Harpenden	3.0 Miles
St Albans	3.5 Miles
Hemel Hempstead	4.0 Miles
M1 (Junction 9)	2.6 Miles



Yard space



Internal View



Internal- Front manual loading door

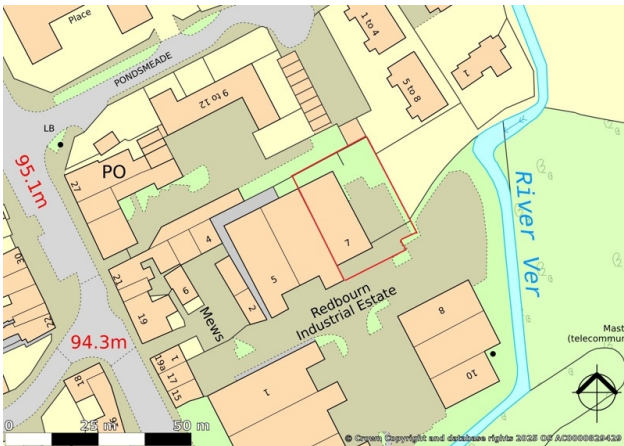


Internal

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Front View



OS map- Red outline

Floor Area

Ground Floor Warehouse	2,550 Sq Ft	236.9 Sq M
Yard	4,000 Sq Ft	371.6 Sq M
Total	2,550 Sq Ft	236.9 Sq M

Rent

£50,000 per annum exclusive

Terms

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

Business Rates

From online enquiries, we understand the current rateable value is £35,250 with rates payable in the order of £19,586 per annum.

VAT

This property is subject to VAT and therefore is payable on the rent.

Energy Performance Rating

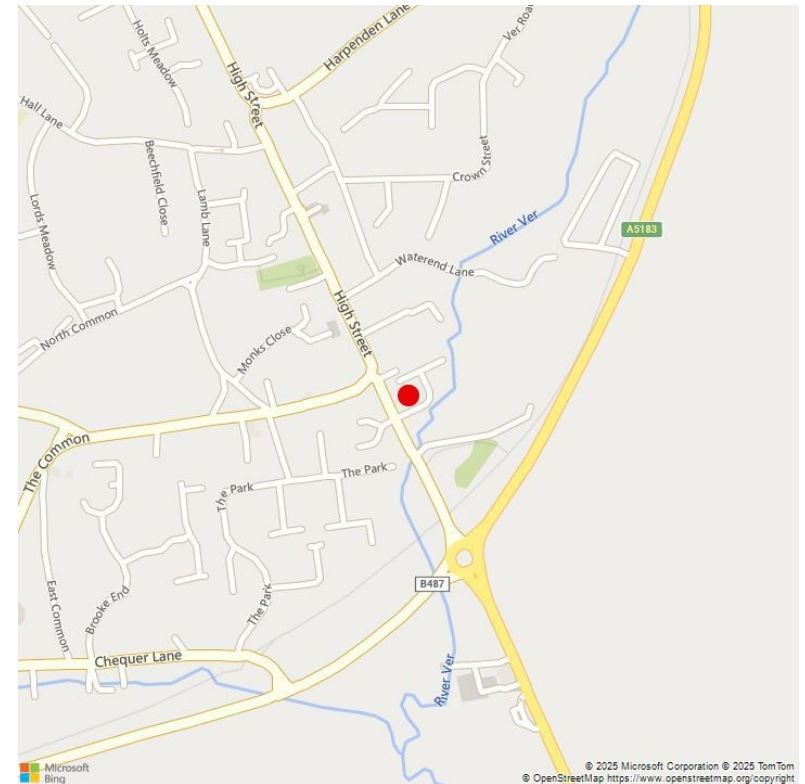
Awaited

Service Charge

There is an estate charge for the contribution to the car park and common areas. Details available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk

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