

TO LET  
WAREHOUSE

 **GRAHAM  
SIBBALD**



Unit T, Lyon Way, St. Albans,  
Hertfordshire, AL4 0LQ

- Warehouse with modern offices
- Secure fenced yard
- Minimum eaves height of 4m
- Two loading doors

## LOCATION

The premises are located on Lyon Way to the far east of St Albans approximately 2.5 miles east of St Albans city centre and 1.5 miles west of the A1(M).

Lyon Way is one of three roads forming a commercial area at this locality with all three roads running off Hatfield Road which is the main arterial route between St Albans and Hatfield.



## DESCRIPTION

This property comprises a spacious warehouse with a minimum eaves height of 4 metres. The warehouse has kitchen and WC facilities. The site features two loading doors, seven dedicated parking spaces directly out the front, and a separate yard area fully secured by perimeter fencing.

The ground and first floor provide office space equipped with air conditioning and good natural light along with kitchen space and WCs.

The site is currently undergoing refurbishment works, further details available on request.

## ACCOMMODATION

Warehouse / Workshop	9,864 Sq Ft	916.37 Sq M
Ground floor office space	1,071 Sq Ft	99.5 Sq M
First floor office space	1,071 Sq Ft	99.5 Sq M
Total	12,006 Sq Ft	1,115.36 Sq M

## RATEABLE VALUE

We understand the rateable value is £130,000 with rates payable in the region of £72,150 per annum

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

E - 116

## QUOTING RENT

£180,000 Per Annum

## TENURE

The premises are available to let on standard FRI terms.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:



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### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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### ANTI-MONEY LAUNDERING (AML) PROCESS

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