



AN UNUSUAL OPPORTUNITY TO ACQUIRE A SELF-CONTAINED INDUSTRIAL / WAREHOUSE PREMISES 25,360 SQ FT

**Price: £4,950,000 excl. rates,
VAT not payable**

Abbey House
Wellington Road
London Colney
Hertfordshire
AL2 1EY

- Self Contained & Detached
- Rare Opportunity to Purchase
- Secure Yard
- Excellent Staff Amenities
- 0.9 Acre Site Area
- Close to Junction 22 on the M25.

ABBAY HOUSE, WELLINGTON ROAD, LONDON COLNEY, HERTFORDSHIRE, AL2 1EY

Location

Located in a small estate at the centre of the High Street it is accessed at its south end from J22 of the M25, and at the north end by the St Albans exit from the A414 dual carriageway. The location offers a high level of facilities in the town centre and is a short distance from the Sainsbury's Saver Centre.

In a pivotal location London Colney is at the northern point of the M25 between Junctions 21 and 22 directly and linked via the A414 dual carriageway to the M1 (J6&7) and A1(M) (J3). The location could hardly be more accessible to the national motorway network.

St Albans (3 miles)
Hemel Hempstead (8 miles)
Watford (9 miles)
Borehamwood (8 miles)
Hatfield (5 miles)

Accommodation

The property stands in a rectangular site and comprises a single storey production/warehouse complex across 4 bays with 2-storey offices and a showroom on the frontage.

There is front forecourt parking to the office areas, a gated loading yard to the east and additional loading facilities on the west side.

The warehouse areas are accessed from three shutter doors located at either end of the property and one more centrally.

The production / warehouse areas intercommunicate internally and externally. There is a significant scope for reconfiguration of the property to suit a purchaser's needs.

- * Dedicated parking spaces to the front.
- * Self contained yard area.
- * Excellent transport links.
- * Air-conditioning in office area.
- * Staff canteen
- * All main services with dedicated meters.
- * Dedicated office entrance off Wellington Road.
- * Very close to local shops and amenities include a Tesco Express and a gym.

Energy Performance Certificate Category C (66).

Floor Areas (approx. GIA)	Sq Ft
Right Bay	3,448
Central Front Bay	7,564
Central Rear Bay	3,488
Left Bay	7,439
Offices & Showroom	3,421
TOTAL	25,360

Tenure

The property is available for sale freehold with vacant possession on completion, on a timescale to be agreed. Price £4,950,000. VAT not payable.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £176,000.

Rates payable 55.5% for the y/e 31/3/26.

Legal Costs

Each party to cover their own legal costs

Other Information

Internal heights are as follows:

Left Bay - 3.55m. Front Center Bay - 3.3m.
Rear Center Bay - 2.5 to 2.8m. Right Bay - 4.15m



For further information please contact Davies & Co on
01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.