



**FUNCTIONAL WAREHOUSE / WORKSHOP PREMISES**  
**3,448 SQ FT**

**Price: £685,000 + VAT**

Unit 2  
Abbey House  
Wellington Road  
London Colney  
Hertfordshire  
AL2 1EY

- Self Contained Building
- Rare Opportunity to Purchase
- Large loading apron with potential to gate and enclose
- Excellent Local Staff Amenities
- Close to Junction 22 on the M25.
- 4.15m Eaves height

# UNIT 2, ABBEY 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 Sainsburys 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

A clear-span, rectangular industrial building benefiting from a substantial loading apron to the front, with potential to gate and enclose to create a secure yard area.

The premises are accessed via a full-height loading door positioned at the front of the building, facing onto Wellington Road.

Features include:

- \* Large loading apron with potential to gate and enclose
- \* 4.15m eaves height
- \* Excellent transport links
- \* Full service connections
- \* Close proximity to local amenities, including a Tesco Express and gym

The premises provide functional accommodation suitable for storage, workshop, or light industrial use, although some refurbishment may be required.

The property currently forms part of a larger complex and will be fully separated by the vendor upon agreement of sale terms.

## BUSINESS RATES

Please refer to the Local Authority for information on rates. Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Will require an independent separate assessment.

## EPC

Category C (66).



For further information please contact Davies & Co on 01707 274237

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FLOOR AREAS (approx. GIA)	Sq Ft
Unit 2	3,448
<b>TOTAL</b>	<b>3,448</b>

## TERMS

The property is available for sale freehold with vacant possession on completion, on a timescale to be agreed.

## SERVICE CHARGE

There is a small ad-hoc service charge for the private estate road leading to the property.

**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](http://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.

**Davies**  
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