



**AITCHISON
RAFFETY**



- £6 psf + VAT
- 15,000 sq ft yard
- Last remaining plot
- Level surface
- Single phase electric and water
- Securely fenced and gated
- Good access
- Close to M1 and M25
- Available January 2026

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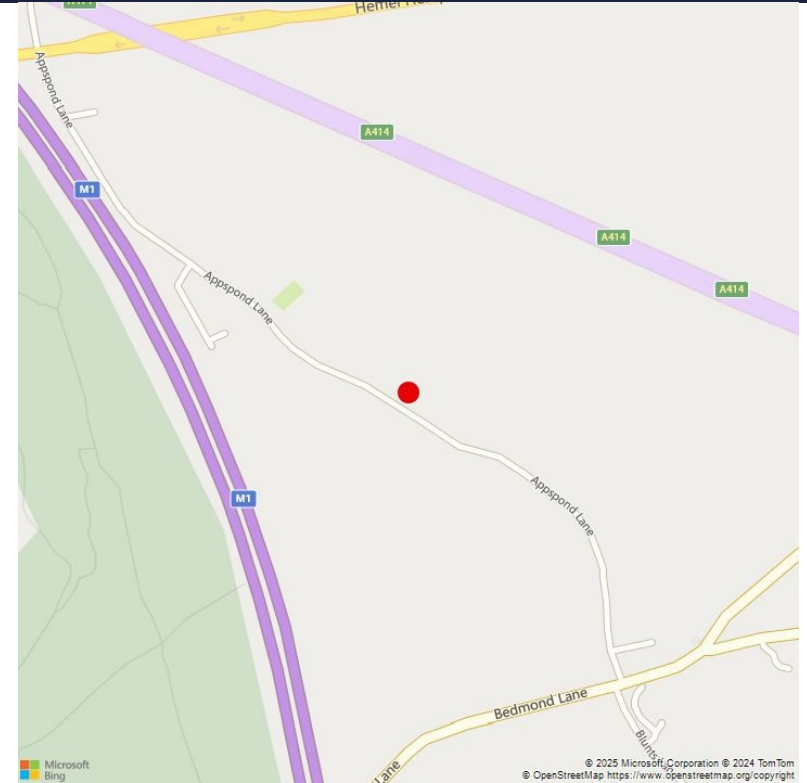
Open Storage, Appspound Lane, Potters Crouch, St. Albans, Herts, AL2 3NL

Secure Open Storage Plot

Approx. 15,000 Sq Ft (1,393.5 Sq M)

To Let

Open Storage , Appspond Lane, Potters Crouch, St. Albans, Hertfordshire, AL2 3NL



Description

Level open storage plot available from January 2026. Last remaining plot on site providing approximately 15,000 sq of open storage. The plot is available on flexible lease terms to be agreed and can accommodate a number of storage requirements. The site benefits from a level surface and secure fence on all sides with a gated entrance and access to single phase power and water. W/c's are available on site.

Location

Hemel Business Park is well located directly between St Albans and Hemel Hempstead. The site benefits from good communications via road being within 10 mins of the M1 Motorway (Junction 18) providing access to Luton and Milton Keynes. Also within 10 mins of the M25 Motorway (Junction 21) with access to Central London and all surrounding locations. St Albans is accessed via the A4147 within approx 10 mins.

Rent

£6.00 per sq ft

Terms

Available on a new lease/ license on terms to be agreed.

Business Rates

TBC

VAT

This property is subject to VAT.

Energy Performance Rating

N/a

Legal Costs

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

Viewings

By appointment only with
Aitchison Raffety Connor
Harrington 07811 804 967
connor.harrington@argroup.co.uk
or joint agents Brasier Freeth
Felix Sharman

**AITCHISON
RAFFETY**



www.argroup.co.uk



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