



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

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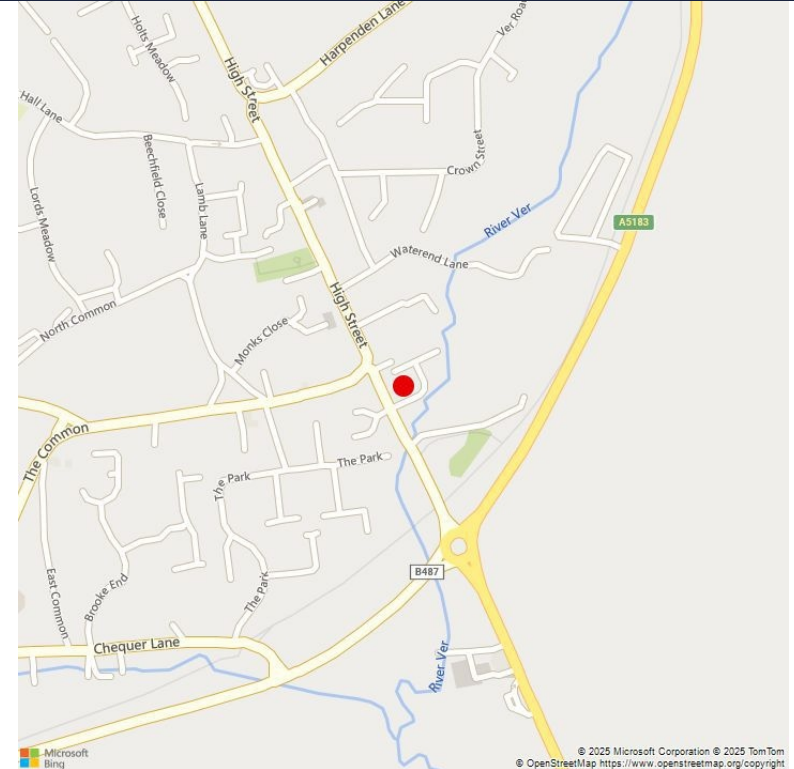
Unit 7, Redbourn Industrial Centre, High Street, St Albans, Redbourn, Herts, AL3 7LG

Recently refurbished 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 a recently refurbished 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

## Floor Area

Ground Floor Warehouse	2,550 Sq Ft	236.9 Sq M
Yard	4,000 Sq Ft	371.6 Sq M
<b>Total</b>	<b>2,550 Sq Ft</b>	<b>236.9 Sq M</b>

## 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 £45,250 with rates payable in the order of £22,579.75 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  
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