

TO LET
INDUSTRIAL



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

- Recently refurbished Unit
- Good size yard space adjacent to the unit
- Modern end of terrace unit
- Security alarm and door entry system

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



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.

ACCOMMODATION

Ground Floor	2,550 Sq Ft	236.9 Sq M
Warehouse		
Yard	4,000 Sq Ft	371.6 Sq M
Total	6,550 Sq Ft	236.9 Sq M

RATEABLE VALUE

From online enquiries, we understand the current rateable value is £45,250 with rates payable in the order of £20,000.50 per annum.

VAT

This property is subject to VAT and therefore is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£50,000 Per Annum

TENURE

Available by way of a new full repairing and insuring lease.

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.

To arrange a viewing please contact:



ALEX STRAZZA

Property Agent

alex.strazza@g-s.co.uk

01727 843232



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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 15-Apr-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.