



- Manual roller shutter door
- Gated estate with 24 hour access
- Allocated parking
- 3 phase power
- LED lighting
- Separate office space
- 3.6m eaves height rising to 4.85m

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Unit 4, Executive Park, Hatfield Road, St. Albans, AL1 4TA

Modern light industrial unit

Approx. 1,236 Sq Ft (114.82 Sq M)

To Let

Unit 4, Executive Park, Hatfield Road, St. Albans, Hertfordshire, AL1 4TA



Description

Unit 4 is a mid-terraced light industrial / warehouse with metal cladding and roofs. Executive Park is a gated development of 12 industrial units set around a central courtyard providing access for loading and allocated parking. This unit has 4 allocated parking spaces.

The unit benefits from a minimum eaves height of 3.65 metres rising to 4.85 metres. The unit is open plan with a small office and WC provided to the front elevation. There is also an additional mezzanine storage.

Location

Executive Park is located off Hatfield Road and is approximately 1.5 miles from St Albans city centre and mainline train station with Hatfield town centre located approximately 4 miles to the east. There are excellent road links with the A414 being within 1.5 miles which gives access to the A1(M) (3.5 miles). The M25 (Junction 22) is within 3.5 miles and the M1 (Junction 6) within 6.5 miles.

Floor Area

Warehouse	1,236 Sq Ft	114.82 Sq M
Includes Office and WC	152 Sq Ft	14.12 Sq M
Additional Mezzanine	134 Sq Ft	12.45 Sq M

IMPORTANCE NOTICE

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Rent

Rent on application

Terms

The property is available via an assignment of the residue of the existing lease which expires on 25 November 2025.

Alternatively, a new longer lease may be considered by the Landlord. Details are available on request.

Business Rates

The current rateable value is £17,250 meaning that rates payable will be around £8,607.75.

VAT

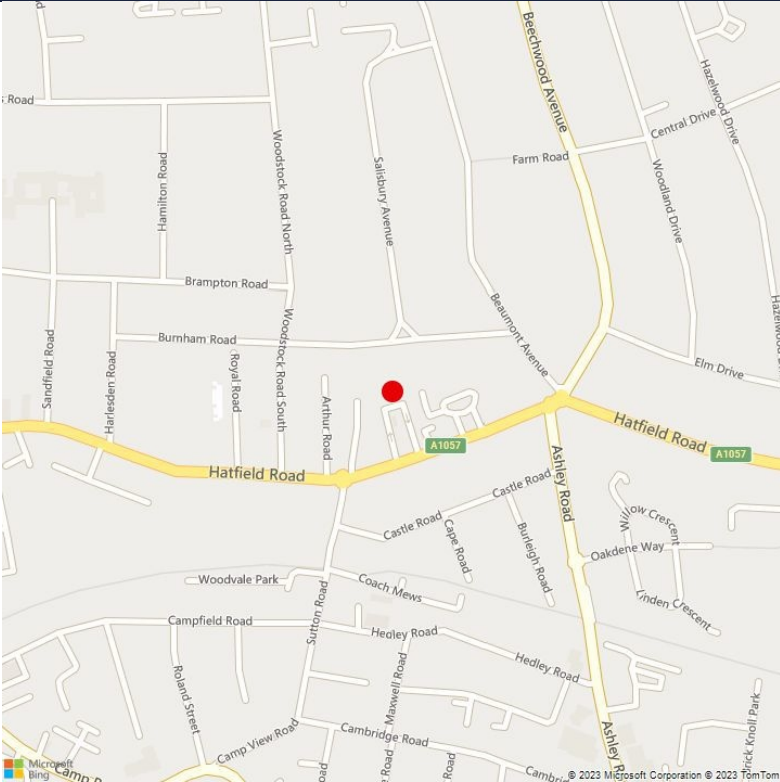
This property is subject to VAT.

Energy Performance Rating

B-48

Service Charge

Service Charge information available on application



Viewings

Strictly by appointment via the sole agents
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**AITCHISON
RAFFETY**

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