



**AITCHISON  
RAFFETY**



- Workshop/ storage to ground floor
- Full height loading door( 3.46m x 3.46m)
- Door entry, security & fire alarm system
- Gas central heating
- WC and kitchen facilities
- 4 allocated spaces
- First floor office/ storage mezzanine
- Currently undergoing refurbishment

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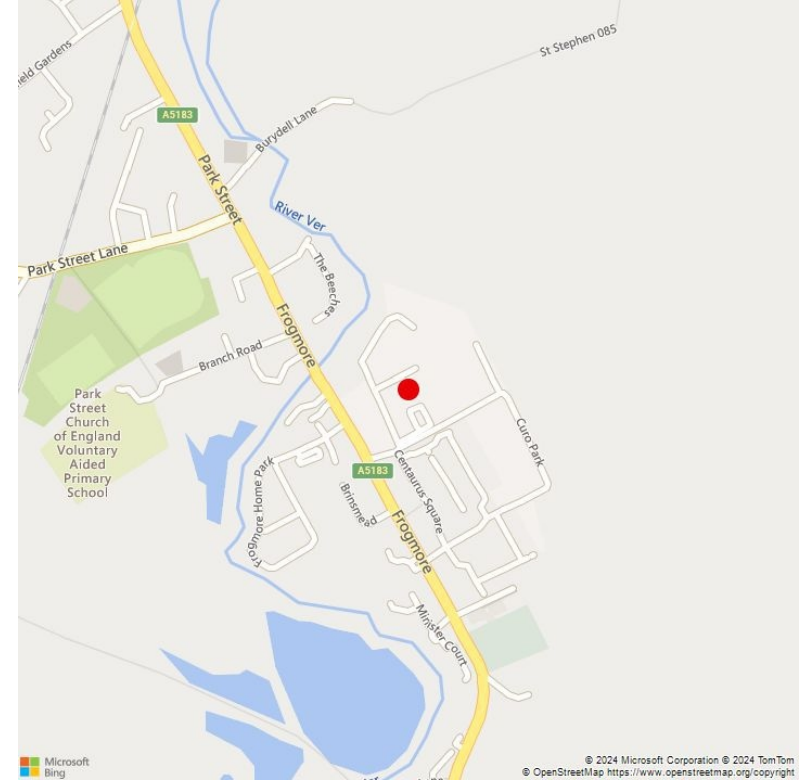
**5 Park Industrial Estate, Park Street, St. Albans, Herts, AL2 2DR**

Modern light industrial unit

Approx. 3,764 Sq Ft (349.68 Sq M)

**To Let**

# 5 Park Industrial Estate, Park Street, St. Albans, Hertfordshire, AL2 2DR



## Description

A modern mid-terraced light industrial unit. The unit benefits from a full-height sliding shutter door 3.46m wide x 4.51m high.

Internally the ground floor is arranged as a storage workshop area and there is additional office/ storage via first floor mezzanine. There are four allocated parking spaces, with the ability to double park if needed.

The unit is currently undergoing a full refurbishment due to complete at the end of January 2025.

## Location

Park Street is located to the south of St Albans on the A5183 (Watling Street) between St Albans and Radlett within one mile from the M10 / A405 / A414 roundabout giving easy access to the M1, M25 and A1(M). Park Street train station is within 1/2 mile providing services to St Albans and Watford.

## Floor Area

Ground Floor	2,016 Sq Ft	187.29 Sq M
Mezzanine Storage	1,748 Sq Ft	162.39 Sq M
<b>Total</b>	<b>3,764 Sq Ft</b>	<b>349.68 Sq M</b>

## Rent

£39,950 per annum exclusive

## Terms

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

## Business Rates

From verbal enquiries, we understand the current rateable value is £30,750 with rates payable in the order of £15,344 per annum.

## VAT

This property is not subject to VAT and therefore not payable on the rent.

## Energy Performance Rating

Awaited

## Viewings

By appointment only with sole agents Aitchison Raffety  
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