

# UNITS TO LET

## 2,303 - 6,695 ft<sup>2</sup>



ESTABLISHED  
TRADE COUNTER  
LOCATION



EASY ACCESS  
TO A414, M25  
& A1(M)



IDEALLY LOCATED  
FOR THE CITY  
CENTRE



UNIT 2



[www.ipif.com/sphere](http://www.ipif.com/sphere)

TRADE COUNTER / WAREHOUSE UNITS TO LET

# SPHERE INDUSTRIAL ESTATE

CAMPFIELD RD, ST ALBANS AL1 5HT



## ACCOMMODATION

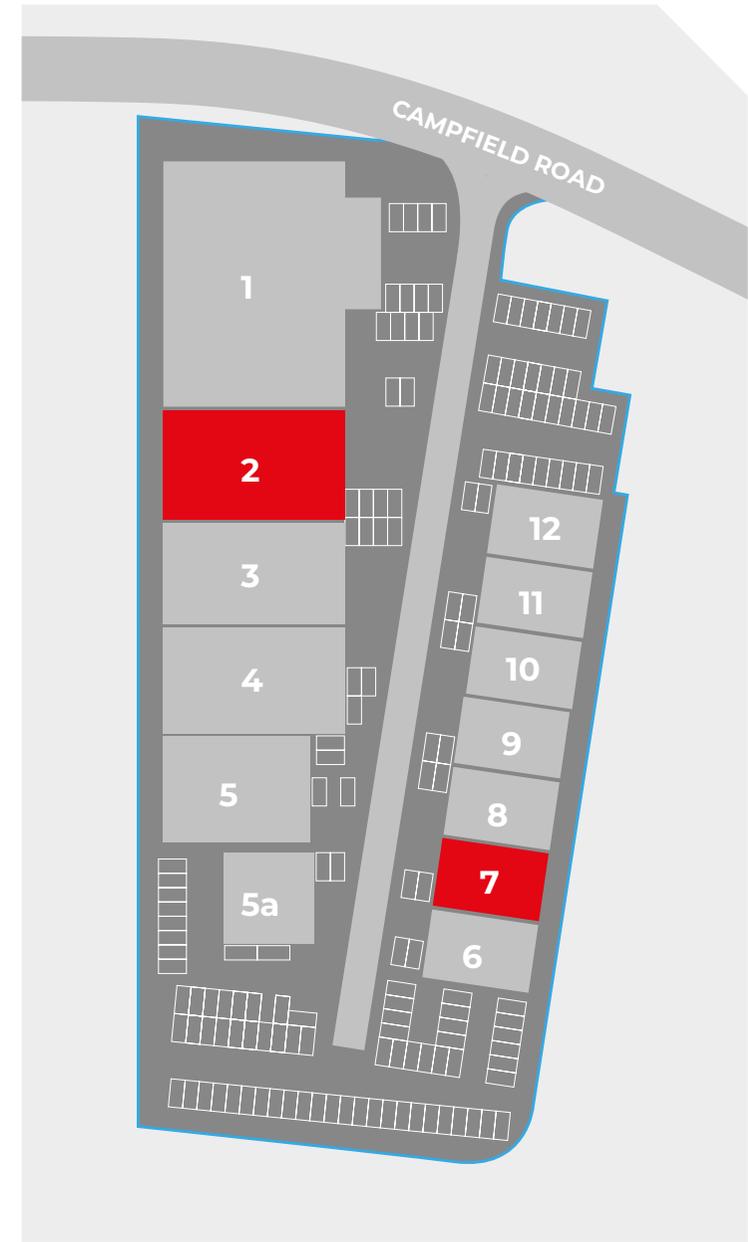
Available accommodation comprises of the following approximate gross internal areas:

UNIT 2	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>6,695</b>	<b>622</b>

UNIT 7	ft <sup>2</sup>	m <sup>2</sup>
<b>TOTAL</b>	<b>2,303</b>	<b>214</b>

## DESCRIPTION

The premises comprise of mid terraced light industrial warehouse / trade counter units, which benefit from both allocated and communal parking, and ground level loading to the front.



On behalf of the landlord



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## LOCATION

Sphere Industrial Estate which is ideally located for the city centre and is within walking distance of the Thameslink Railway Station. The estate has excellent road communication links and is located within easy access of the A414, M25 (J.22) and the A1(M).



**AL1 5HT**

/// [what3words.com/riches.drums.misty](https://www.what3words.com/riches.drums.misty)



## LEASE TERMS

The units are available on new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

## BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal fees

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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