



- Versatile open yard
- Secure gated site
- Recently refurbished sales office with kitchen and WC
- Additional workshop & storage containers
- Good location and transport links
- 9 parking spaces

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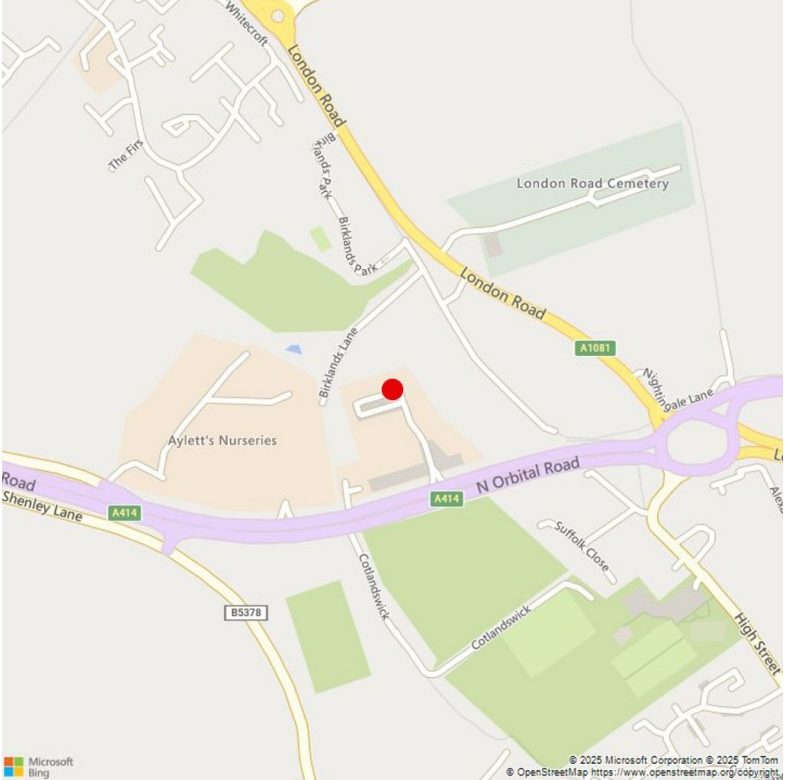
C10 & C11 Albert Bygrave Retail Park, North Orbital Road, St. Albans, Hertfordshire, AL2 1DL

Secure Yard with Trade Counter and Workshop

Approx. 7,108 Sq Ft (660.33 Sq M)

To Let

C10 & C11 Albert Bygrave Retail Park, North Orbital Road, London Colney, St. Albans, Hertfordshire, AL2 1DL



Description

A secure and versatile open yard available to let, ideal for a variety of uses. The site includes a recently refurbished sales office fitted to a good standard, complete with a WC, kitchenette, and air conditioning.

To the rear, there are several storage containers and a small workshop, providing additional functional space. The yard benefits from secure gated access, a hardstanding surface, and good parking to the front.

Location

Bygrave Business Park is a modern and well-established multi-let site in St Albans, ideally located just off the A414 with easy access to the M25, M1, and St Albans city centre.

The retail park offers ample parking (including EV chargers), and strong daily footfall from both commuters and local residents.

Rent

£48,000 per annum exclusive

Floor Area

Trade Counter	603 Sq Ft	56.02 Sq M
Workshop	1,150 Sq Ft	106.84 Sq M
Front garage	301 Sq Ft	27.96 Sq M
Total	7,108 Sq Ft	660.33 Sq M

Terms

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

Business Rates

From online enquiries, we understand the current rateable value is £23,000 with rates payable in the order of £11,477 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment only with sole agents Aitchison Raffety
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