

# UNIT 7 TO LET

## 2,303 ft<sup>2</sup> (214 m<sup>2</sup>)



ESTABLISHED  
TRADE COUNTER  
LOCATION



EASY ACCESS  
TO A414, M25  
& A1(M)



IDEALLY LOCATED  
FOR THE CITY  
CENTRE



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

TRADE COUNTER / WAREHOUSE UNIT TO LET

**SPHERE** INDUSTRIAL ESTATE  
UNIT 7, CAMPFIELD RD, ST ALBANS AL1 5HT



## ACCOMMODATION

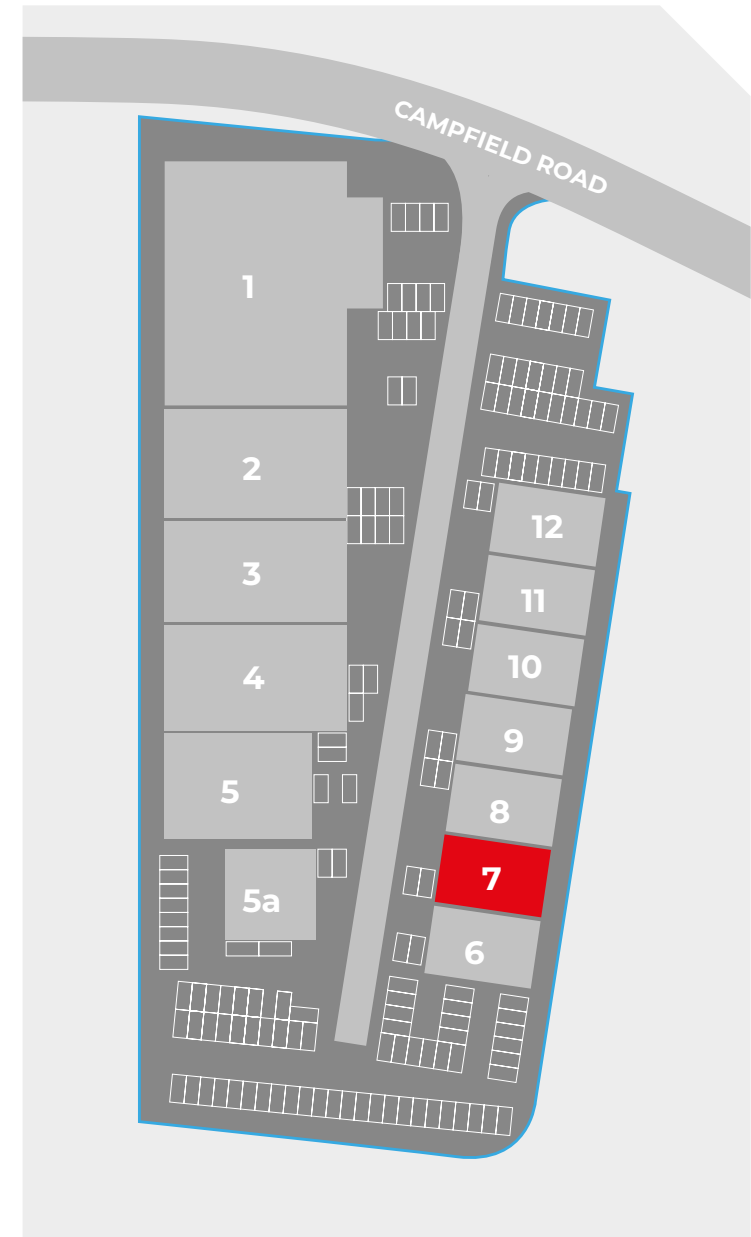
Available accommodation comprises of the following approximate gross internal areas:

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 a mid terraced light industrial warehouse / trade counter unit, which has undergone refurbishment. The unit benefits from a minimum eaves height of 4.9m, and ground level loading to the front.

New LED Lighting will be installed throughout. The premises benefits from both allocated and communal parking.



On behalf of the landlord



**Liz Dunsmore**  
liz.dunsmore@ipif.co.uk



**Mark Gill**  
mgill@adroitrealestate.co.uk  
07702 895 010



**Hugo Harding**  
hugo.harding@argroup.co.uk  
07811 804 967

## 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 unit is 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.

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