

# Unit 4 North Orbital Commercial Park, Napsbury Lane

St Albans, AL1 1XB



**TO LET**

**7,859 sq ft** (730.12 sq m)

- Fully refurbished
- EV Charging Point
- 6m Eaves height
- 24 hour CCTV security
- Dedicated parking
- Single loading door
- PIR LED lighting
- Established and well positioned estate



## Description

Mid terrace steel portal frame unit that has been completely refurbished. Ground floor provides a clear warehouse area with small undercroft accessed via a single up and over electric loading door. Male and female toilets are located on the ground floor. To the 1st floor the unit offers new fully refurbished offices overlooking the yard and parking areas

## Location

The estate is well positioned to offer access to Central London, the South East and the wider country being close to the M25, M1 and A1. St Albans City centre is also closely offering an excellent train service into London and the wider region. There are walkways and pathways from the estate with connections to the wider local countryside.

## Accommodation

Name	sq ft	sq m
Ground	7,087	658.40
1st - Office	772	71.72
<b>Total</b>	<b>7,859</b>	<b>730.12</b>

## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

B

## Availability

Available Immediately

## Rent

£15.95 per sq ft

## Service Charge

Upon application

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £87,000.00

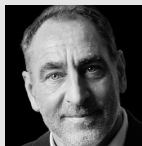
Rates payable: £5.65 per sq ft Based on 2023

Valuation - Transitional relief may apply  
occupiers are advised to make their own investigations

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Knight Frank

## Adroit Real Estate Advisors



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