# Modern Warehouse / Production Building

29,650 SQ FT (2,754 SQ M)



## To Let

# Unit 3 Riverside Industrial Estate

London Colney, Herts AL2 1TT

- · Recently Refurbished
- Large secure selfcontained site of 1.27 acres
- 9.85m eaves

- 10% offices
- 3 electric loading doors with large canopy
- Power: 276 KVA

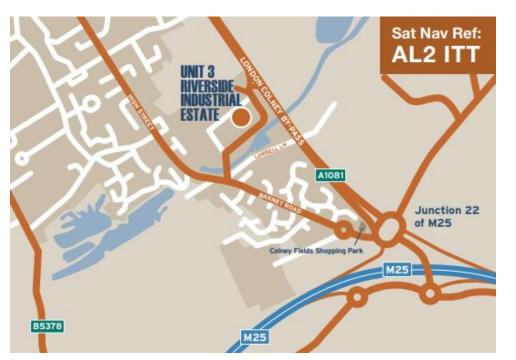
#### **Contact Us**

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#### Location

The property is situated within the established Riverside Estate, which is ideally located for access to the M25, London and Home Counties.

M25 (J22) - 0.5 miles A414 - 2.3 miles St Albans City Train Station - 3.1 miles A1 (M) - 4.1 miles St Albans - 4.3 miles M1 (J6A) - 5.6 miles

### **Description**

Unit 3 extends to approximately 29,650 sq ft and is of steel portal frame construction with min 9.85 metre eaves and 3 electric loading doors with a large canopy on a large secured self-contained site. The total site area extends to approximately 1.27 acres.

#### **Terms**

Upon application.

#### **Business Rates**

Available on request.

#### **Service Charge**

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

#### **EPC**

A copy of the EPC is available on request.

### **Legal Costs**

Each party will be responsible for their own legal costs incurred in the transaction.

#### **VAT**

All prices and other costs quoted exclusive of VAT.

Areas (GIA)		
Unit 3	SQ FT	SQ M
Warehouse/Production	26,568	2,468
Offices/Staff Accommodation	3,082	286
TOTAL GIA	29,650	2,754





### Akhtar Alibhai

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#### Disclaimer

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#### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.