

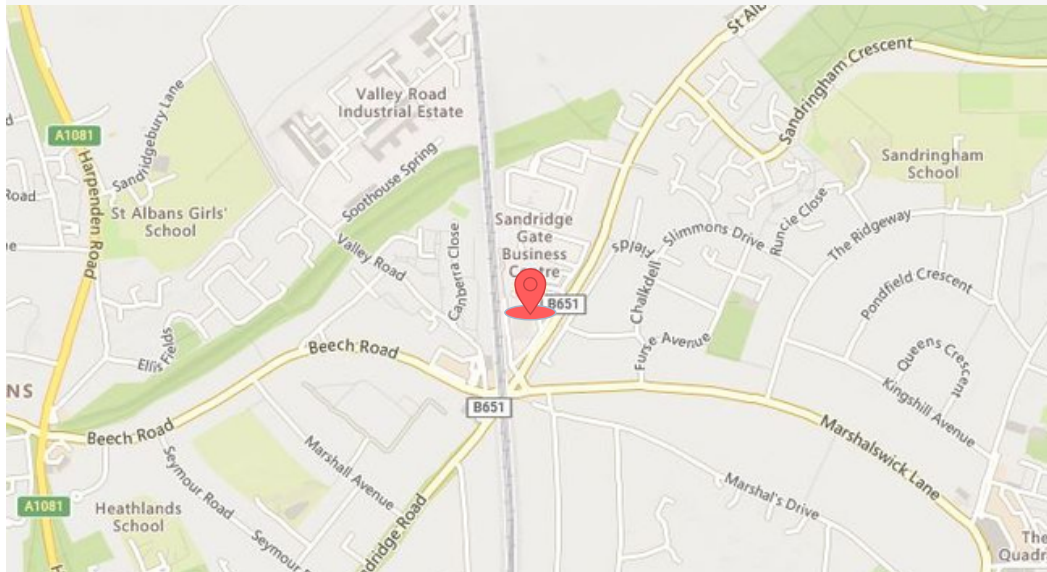
Unit 11 Metro Centre |
Ronsons Way |
St Albans | AL4 9QT

Business Unit To Let | 2,228 Sq.ft



Key features

- Roller shutter door
- WCs
- 5 car parking spaces
- Comfort cooling
- Suspended ceilings with inset lighting
- Central heating
- Three phase power



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Description

The premises comprise a mid-terraced business unit of steel portal frame construction with a mezzanine floor, providing workshop / showroom accommodation at ground floor and offices at first floor level.

The property benefits from a roller shutter loading door and comes with 5 car parking spaces.

Accommodation

Ground floor		1,114 Sq.ft		103.5 Sq.m
First floor		1,114 Sq.ft		103.5 Sq.m
TOTAL		2,228 Sq.ft		207.0 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the 2023 Rating List of £21,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, St Albans District Council – 01727 266100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Location

The Metro Centre is located circa 1.5 miles north of St Albans city centre close to Marshalwick Lane. The M25, M1 and A1(M) are all within approximately 6 miles distance.

St Albans City railway station provides a fast and frequent service into Central London, with a quickest journey time of circa 19 minutes to St Pancras International.

Luton, Stansted and Heathrow airports are circa, 11, 40 and 30 miles distant.

EPC

The property has an EPC rating of E102. Details available upon request.

Tenure

To let on a new lease upon terms to be agreed.

Legal costs

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

Rent

£33,000 per annum exclusive.

For viewings contact

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