INDUSTRIAL / WAREHOUSE UNIT

TO LET

17,147 ft² (1,593 m²)

SPHERE INDUSTRIAL ESTATE
CAMPFIELD RD, ST ALBANS AL1 5HT

www.ipif.com/sphere
LOCATION
The premises are situated on the 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 (Jn 22) and the A1 (M).

DESCRIPTION
The office space has been extended into the warehousing by means of a mezzanine. The warehouse has the benefit of an eaves height of 6m (20 ft), high bay lighting, one level access loading door and one dock level.

The offices have the benefit of gas fired central heating, double glazed windows, category II lighting to part and carpet tiles throughout. Externally, the premises have the benefit of car parking for approximately 20 vehicles.

SPECIFICATION
- Established trade location
- Prime Position at front of estate
- 6m (20 ft) eaves height
- One level access loading door
- One dock level
- Good quality two storey offices
- 20 car parking spaces

ACCOMMODATION
Available accommodation comprises of the following gross internal areas:

<table>
<thead>
<tr>
<th>UNIT 1</th>
<th>M²</th>
<th>FT²</th>
<th>EPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,413</td>
<td>15,209</td>
<td></td>
</tr>
<tr>
<td>First Floor</td>
<td>180</td>
<td>1,938</td>
<td>D-95</td>
</tr>
<tr>
<td>Total</td>
<td>1,593</td>
<td>17,147</td>
<td></td>
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</tbody>
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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
EPC’s are available on request.

VIEWING
Strictly by prior arrangement with the agents.

On behalf of the Landlord
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