

To Let

Uni 19, North Orbital Commercial Park, Napsbury Lane, St Albans, Hertfordshire, AL1 1XB

5,338 sq ft (495.92 sq m) GIA

- Just off the A414 dual carriageway
- Generous loading yard
- Clear span portal frame
- CCTV monitored estate
- Two-storey fully fitted office accommodation



Location

Located to the South of St Albans City (within 2.4 miles) the estate is located 22 miles north-west of Central London. The location benefits from exceptional access to the A414 and excellent road links to the M25, M1 and A1 (M), all of which are within 5 miles from the estate.

St Albans is strategically placed to access the South-East, Central London and the Midlands region. St Albans Station is within 2 miles providing direct rail services to St Pancras (19 minutes) and the north via the Thameslink service.

Communications

Road	
M1 (Jct 7)	4.3 miles
M1 (J8)	5.7 miles
M25 (Jct 21A)	3.5 miles
M25 (Jct 22)	2.9 miles
A1(M) (Jct 3)	4.1 miles
M10 (Jct 1)	1.25 miles
Airports	
Heathrow	28 miles
Luton	16 miles
Stansted	38 miles
Gatwick	63 miles
Rail	
St Pancras	19 mins (direct from St Albans)

Terms

The property is available by way of a new full repairing and insuring (FRI) Lease. Terms available upon request.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT, which is applicable at the prevailing rate.

Accommodation

EPC

Available upon request.

Rent

Available on Request

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.



Contacts

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