



NORTH ORBITAL COMMERCIAL PARK

ST ALBANS | NAPSURY LANE | AL1 1XB

Visit www.nocp.co.uk
which includes a video of the estate

Baxter

Citygate

evander
The garage door specialist

Everest

Hermes
Makes delivery easy.

next

Speedy



LOCATION

St Albans is located c.22 miles north-west of Central London and enjoys excellent road links to the M25, M1 and A1(M), accessed via dual-carriageway. St Albans is therefore strategically placed to access the South-East, Central London and the Midlands.

The city also has good links with Luton, Heathrow and Stansted Airports. It is served by two railway stations connecting with Central London and the Midlands. Direct rail services operate from Central London via Thameslink to St Pancras International with a fastest journey time of c.19 minutes.

THE BENEFITS

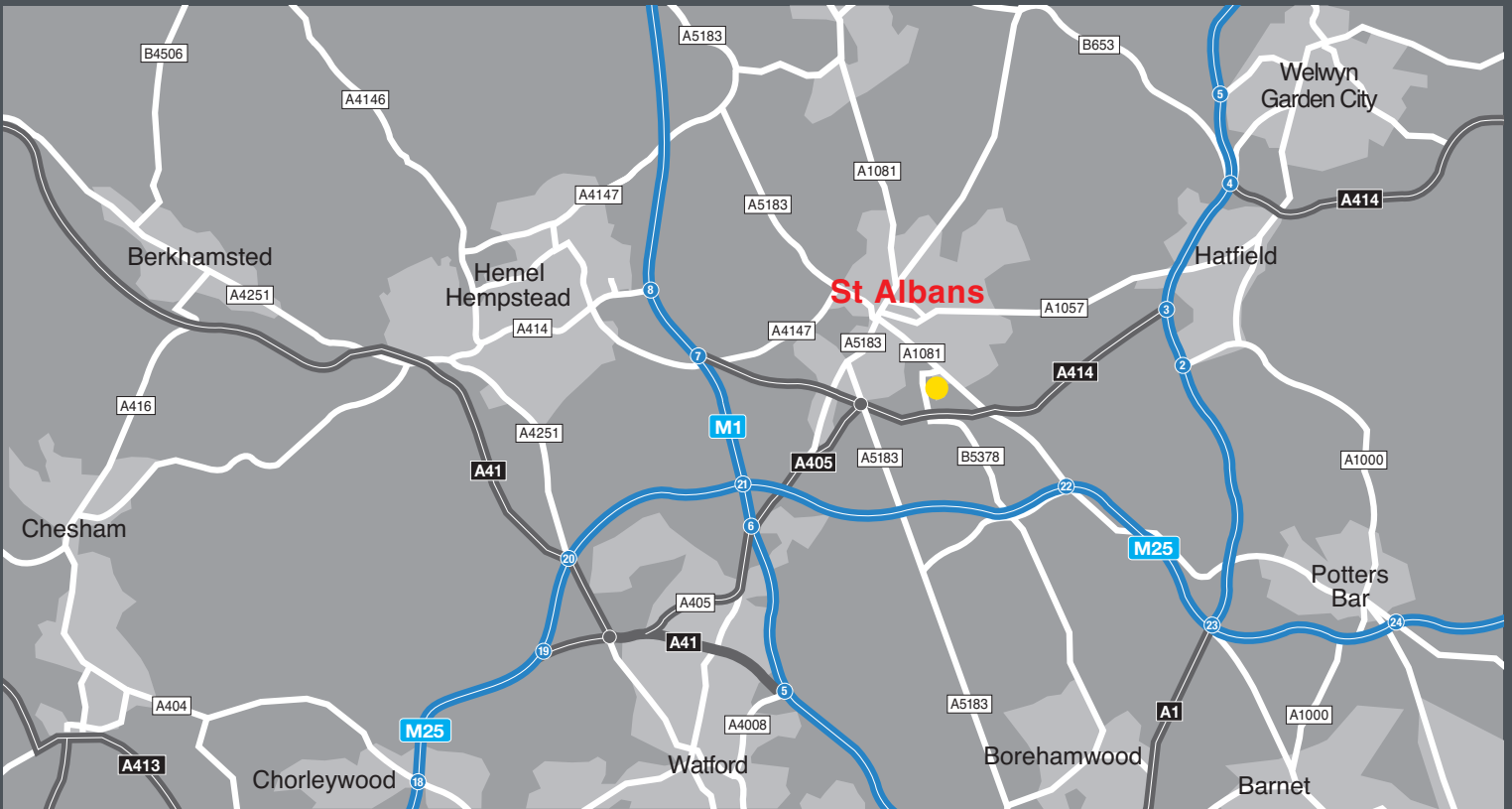
- Established and popular industrial estate
- Strategically located offering access to St Albans, Central London and the national motorway network
- Fully refurbished with new double glazed windows
- Clear span steel portal frame construction
- Approximately 6m to eaves
- Full height loading doors
- Lighting to production warehouse area
- Fully fitted office accommodation with LED lighting
- CCTV



Estate occupiers include:

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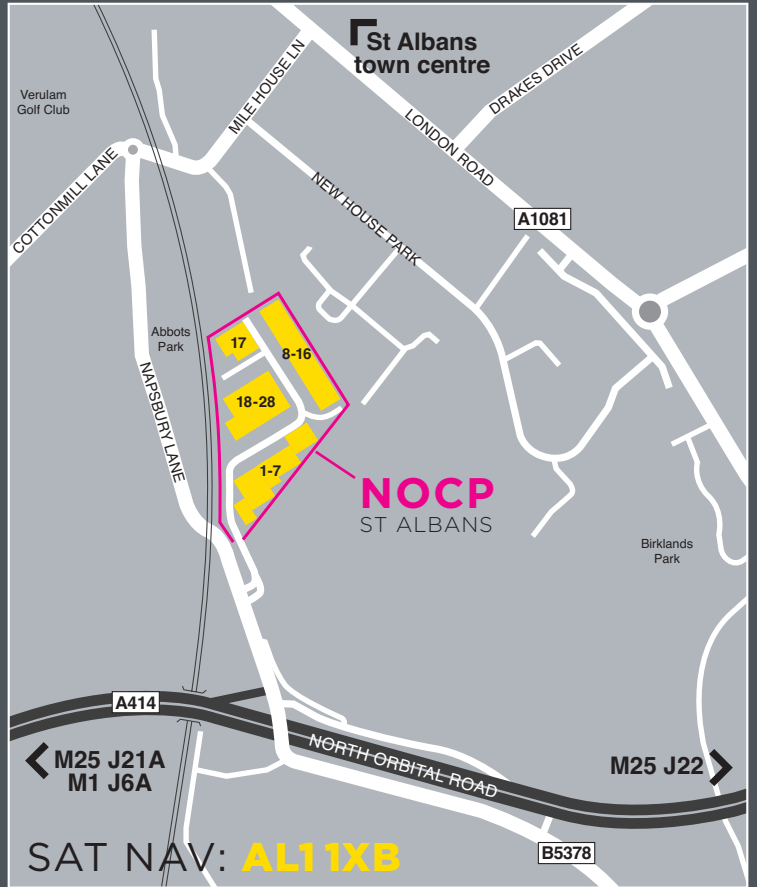
TRAVEL TIMES

MOTORWAY	miles	AIRPORT	miles
A414	0.4	LUTON	16
M25 (J21A)	3.8	HEATHROW	28
M25 (J22)	2.7	STANSTED	38
A1(M) (J3)	4.0	GATWICK	63
M1 (J7 & J8)	5.8		

Source: Google maps

TRAINS	mins
ST PANCRAS	19

Source: National railways



TERMS

Available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

Available on request.

SERVICE CHARGE

Available on request.

EPC

Please contact the agents to get the Energy Performance ratings.

VIEWING

Please do not hesitate to contact the joint sole agents:

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GALLAGHER & ASSOCIATES
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