



# MERLIN CENTRE

NEWLY  
REFURBISHED

2, 4 & 5, THE MERLIN CENTRE ACREWOOD WAY ST ALBANS AL4 0JY

WAREHOUSE UNITS TO LET 7,761 - 23,600 sq ft (721.10 - 2,192.60 sq m)





## Location

St Albans is well located, being 7 miles east of the M1, 7 miles west of the A1(M) and 5 miles north of the M25.

The estate is situated in Acrewood Way, a turning directly off Hatfield Road (A1057), to the east of St Albans town centre.

Road communications are excellent, with the A1(M) being 2 miles to the east and the M25 (junctions 21 & 22) each being within 3 miles.

St Albans City mainline rail station is situated 2.3 miles from the property with excellent services to London St Pancras International (journey time 18 minutes).



## Key Features

- Clear span warehouse accommodation with excellent loading provision
- Extensive parking
- Good quality offices
- Excellent road communications
- Potential to create a secure yard (units 4 & 5 if combined)



## Description

The units comprise a single mid-terraced building (Unit 2) together with a pair of adjacent units that form a complete terrace opposite.

Each incorporates offices at ground and first floor levels.

The units have been comprehensively refurbished, with works including:

- Overhauled and treated roof coverings
- New roof lights
- New electric loading doors
- Resprayed cladding and window frames
- Completely refitted WC's
- Offices recarpeted and redecorated with new ceilings and LED lighting



## Accommodation

	sq m	sq ft
<b>UNIT 2</b>		
Warehouse	635.80	6,844
Ground Floor Offices	94.30	1,015
First Floor Offices	88.30	950
<b>Total</b>	<b>818.40</b>	<b>8,809</b>

<b>UNIT 4</b>		
Warehouse	1,159.90	12,485
Ground Floor Offices	95.60	1,029
First Floor Offices	216.00	2,325
<b>Total</b>	<b>1,471.50</b>	<b>15,839</b>
<b>Unit 4 &amp; 5 combined</b>	<b>2,192.60</b>	<b>23,600</b>

<b>UNIT 5</b>		
Warehouse	534.10	5,749
Ground Floor Offices	96.10	1,034
First Floor Offices	90.90	978
<b>Total</b>	<b>721.10</b>	<b>7,761</b>

All areas are calculated on a gross internal basis.





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## Tenure

The units are offered to let on new full repairing and insuring leases for terms by negotiation.

## Rent

Rent on application.

## Rates

To be reassessed to reflect new internal layouts and individual assessments.

## EPC

The EPC ratings are as follows: Unit 2 - B(50), Unit 4 - B(48) & Unit 5 - B(49).

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