



## Units 2a, 4 & 5, The Merlin Centre Acrewood Way, St Albans, AL4 0JY



### SUMMARY

- To be comprehensively refurbished
- Up to 32,370 Sq Ft available
- XXm clear internal height
- Dedicated forecourt loading area with extensive car parking provision
- Potential to create a secure yard (units 4 and 5)
- Excellent road communications

### VIEWING

For further information or to arrange a viewing, please contact the joint agent's:  
**BNP Paribas Real Estate or Braiser Freeth**

**Nick Hardie**

M: 07827 315 851

[nick.hardie@realestate.bnpparibas](mailto:nick.hardie@realestate.bnpparibas)

**James Coggle**

M: 07469 403 283

[James.coggle@realestate.bnpparibas](mailto:James.coggle@realestate.bnpparibas)

**Graham Ricketts**

T: 01707 396 734

[graham.ricketts@braiserfreeth.com](mailto:graham.ricketts@braiserfreeth.com)



## LOCATION

The estate is situated on 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.

## DESCRIPTION

The units comprise a single mid-terraced building (Unit 2a) together with a pair of adjacent units that form a complete terrace opposite. Each incorporates offices at ground and first floors.

The units are to be comprehensively refurbished, with works to include new roof coverings and roof lights, new electric loading doors and resprayed cladding and window frames.

## EPC

EPC Ratings: To be re-assessed upon completion of the refurbishment.

## AVAILABILITY

The units are available on the basis of new FRI leases on terms to be agreed.

## RATES

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

## ACCOMMODATION

We understand the property extends to the following Gross Internal Areas (GIA).

GIA	SQ FT	SQ M
<b>Unit 2a</b>		
Warehouse	6,854	636.80
Ground Floor Offices	1,013	94.10
First Floor Offices	944	87.7
<b>Unit 2 Sub Total</b>	<b>8,811</b>	<b>818.60</b>
<b>Unit 4</b>		
Warehouse	12,466	1,158.10
Ground Floor Offices	1,033	96.0
First Floor Offices	2,321	215.60
<b>Unit 4 Sub Total</b>	<b>15,820</b>	<b>1,469.70</b>
<b>Unit 5</b>		
Warehouse	5,733	535.60
Ground Floor Offices	1,033	96.0
First Floor Offices	973	90.40
<b>Unit 5 Sub Total</b>	<b>7,739</b>	<b>719.0</b>
<b>Total</b>	<b>32,370</b>	<b>3,000.7</b>

## TERMS

Quoting rent available on request.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

