



UNIT 1, THE RIVERSIDE ESTATE, ST ALBANS, AL2 1DT

DESCRIPTION

Unit 1 extends to approximately 72,000 sq ft and is of steel portal frame construction. The total site area extends to approximately 4.7 acres, providing loading on 3 elevations, plus a separate secure parking area.

An additional 0.4 acre plot provides the opportunity to extend the unit by approximately 18,000 sq ft.

SPECIFICATION

Salient specification details as follows:

- Secure self-contained site
- Approximately 35% site coverage
- 7.6m clear eaves height
- 21 dock level loading doors (6 of the doors are double width)
- Ancillary offices

ACCOMMODATION

The unit comprises of the following:

Ground Floor Warehouse	48,448 sq ft
Ground Floor Office	7,634 sq ft
First Floor Office	4,369 sq ft
First Floor Mezzanine	3,710 sq ft
Workshop	3,671 sq ft
Canopy	4,149 sq ft
Total	71,981 sq ft

Approximate Gross Internal Areas

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

UNIT 1, THE RIVERSIDE ESTATE

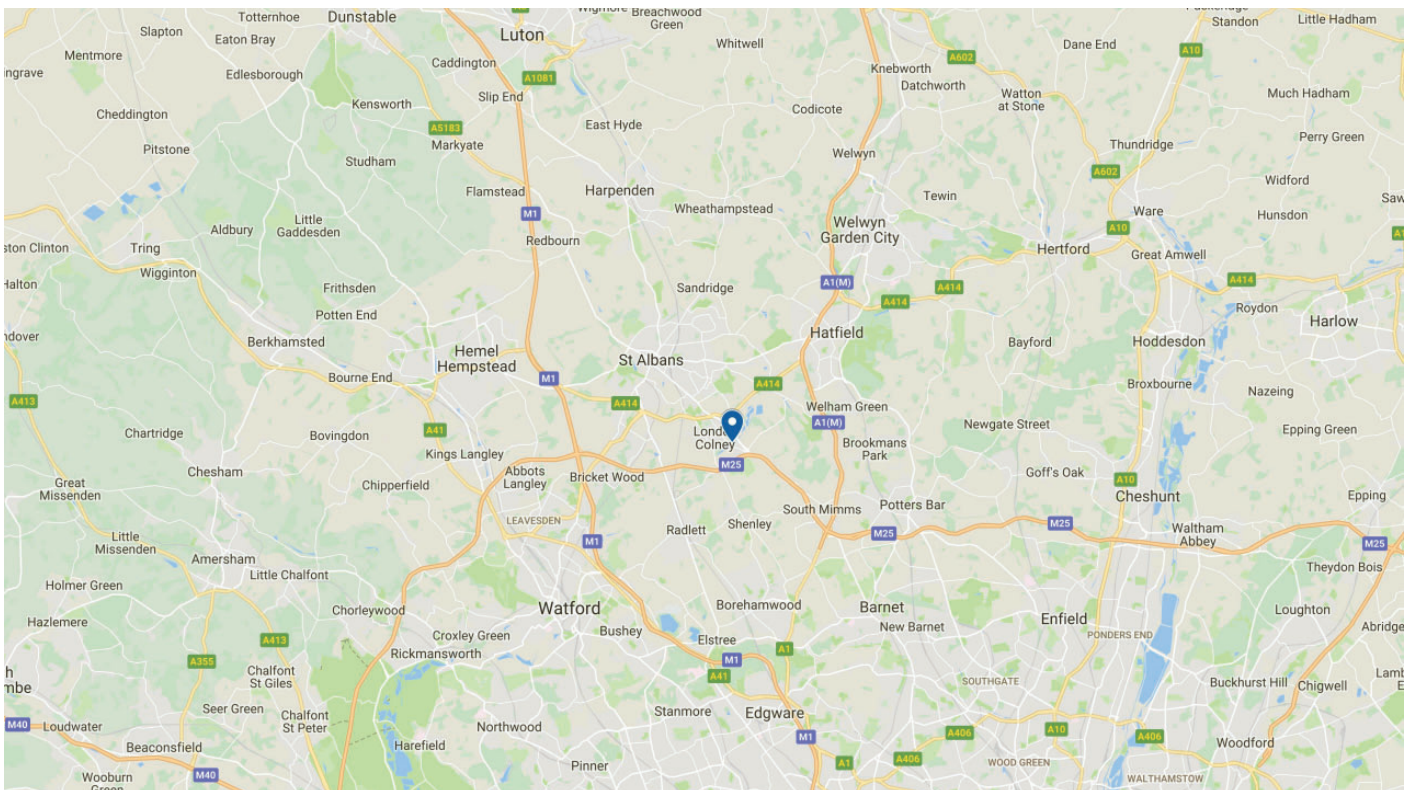
LOCATION

The property is situated within the established Riverside Estate, which is ideally located for access to the M25, London and Home Counties.

M25 (J22)	0.8 miles
A414	2.3 miles
St Albans City Train Station	3.1 miles
A1 (M)	4.1 miles
St Albans	4.3 miles
M1 (J6A)	5.6 miles

EPC

To be confirmed.



DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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