

WAREHOUSE TO LET

8,775 SQ FT (815.2 SQ M)

**brasier
freeth.**
CHARTERED SURVEYORS

Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire - AL8 7SR

01707 392080
www.brasierfreeth.com



**104 HIGH STREET, LONDON COLNEY, ST ALBANS, HERTFORDSHIRE
AL2 1QL**

| KEY FEATURES

- Gantry Crane (5 tonne)
- Offices with exclusive reception in adjacent building by separate lease
- Electric roller shutter
- Minimum Eaves Height 5.78m
- Column free steel portal frame construction
- Heating from two gas blowers
- 3 Phase Electric
- Male and female WCs
- 4 car parking spaces

| ACCOMMODATION

	sq ft	sq m
Warehouse	8,775	815.2

| DESCRIPTION

The warehouse is of steel portal frame construction with brick and profile cladding to the external elevations, concrete floor and clear column free space internally

Also available in the adjacent office building by way of a separate lease is a suite with dedicated reception of 1,450 sq ft (134.7 sq m) and allocated car parking. This has visibility to the warehouse loading area and easy access via a rear door.

Another smaller first floor office is available. Further details upon request.

VIEWING | Strictly by appointment through this office with:

James Oliver
01707 396733
james.oliver@brasierfreeth.com

Jack Woolf
01707 242952
jack.woolf@brasierfreeth.com



LOCATION

The property is located off High Street in London Colney, a suburb to the south of St Albans.

The A414 and junction 22 of the M25 are both c.1 mile distant.

St Albans City Centre with a Thameslink station is only 3 miles away and has direct services to Kings Cross, Moorgate, Brighton and Gatwick Airport.

Stanstead Airport is c35 miles, Heathrow Airport is c20 miles and Luton Airport c.16 miles from the property.

TERMS

Available on a new 3 year secure lease from the freeholder and determinable thereafter by either the landlord or tenant on 3 months' notice thereafter.

RENT

£70,000 per annum exclusive of rates and an estate charge of c£1.00 psf.

RATES

The current assessment includes offices within the adjacent building. The warehouse element of the assessment is £60,767 and therefore the rates payable in 2018/19 will be c.£29,958.

Interested parties can verify details with the Local Rating Authority, St Albans City and District Council on 01727 866100.

EPC RATING

The EPC has been commissioned and is awaited.

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|---------------------------|------------------------|
| ■ Lettings & Sales | ■ Valuations |
| ■ Acquisitions | ■ Building Surveying |
| ■ National Retail Agency | ■ Property Management |
| ■ Lease Advisory Services | ■ Property Consultancy |

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