

TO LET

24,415 Sq Ft

(2,268.15 Sq M)

- Rarely available yard available for rent
- Excellent access to M25 and motorway network (0.75 miles)
- Securely fenced and gated
- Level surface
- Ancillary buildings including double garage, workshop and shipping containers



Land At Broad Colney Works
Shenley Lane, London Colney, St. Albans, AL2 1DG



LOCATION

- Situated off of Shenley Lane in London Colney close its junction with Bell Lane.
- Excellent access to the M25 (Junction 22) within 0.75 miles and the A1081.
- The A1081 to the north further provides access to the A414 and A1(M) within a 5-minute drive.
- Junction 6 of the M1 3.75 miles.

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Google Maps

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DESCRIPTION

- The site comprises a fully fenced and secure yard which has a level and compacted ground surface with mains water and power
- There are ancillary buildings on the site which include a double garage, three shipping containers and a workshop
- Suitable for a variety of storage requirements
- There are no restrictions on hours of usage and vehicle movements

TERMS

Available by way of a lease assignment expiring on 31st December 2029 at a rent of £123,375. VAT is payable in this transaction.

ACCOMMODATION

Total **2,268.15 SQ M 24,415 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Awaited

Business Rates: Available upon request

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