

TO LET

2,774 Sq Ft (257.7 Sq M)

- › Modern light industrial unit
- › Allocated car parking for 3 cars
- › First floor office accommodation with kitchen and W/C
- › Mezzanine storage
- › 3-phase electrics



Unit 3

The Gryphon Industrial Park, Porters Wood, St. Albans, AL3 6XZ



LOCATION

- Located in a modern estate of light industrial/business units known as The Gryphon Industrial Park and is within the wider Spring Valley business area which is an established and well-known mixed use commercial area.
- Approximately 1 mile north of St Albans city centre and 3.5 miles south of Harpenden
- M25 (Junction 21a) 4.5 miles
- M1 (Junction 6a) 4.5 miles
- A1(M) (Junction 3) 5 miles

 what3words

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 Google Maps

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DESCRIPTION

- Comprises a modern end of terraced light industrial unit
- There is parking to the front forecourt together with access for loading
- The ground floor warehouse area benefits from 3 phase electricity supply and manual loading door (4.1m h x 3.05m w)
- The first floor provides an office, kitchen and staff area plus further storage
- The building benefits from gas central heating, mix of inset and surface strip LED lighting, door entry/fire/security alarm systems

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £31,670 per annum. VAT is payable on the rent.

ACCOMMODATION (Gross Internal Area*)

Ground Floor Warehouse	140.19 SQ M	1,509 SQ FT
First Floor Office	32.89 SQ M	354 SQ FT
First Floor Storage	84.63 SQ M	911 SQ FT
Total	257.7 SQ M	2,774 SQ FT

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

EPC: C-64

Business Rates: The rateable value is £28,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

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