

# TO LET

4,260 Sq Ft (395.75 Sq M)

- › Flexible lease terms
- › 4.5m eaves height
- › Three phase power
- › Suitable for a variety of occupiers



## Unit 7

Verulam Industrial Estate, London Road, St. Albans, AL1 1JB

**KirkbyDiamond**

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located approximately 1 mile from St Albans Town Centre on London Road (A1081)
- Easy access to the M25 (2.5 miles)
- M1 (3 miles)
- A1(M) 4 miles
- St Albans mainline station is within 5 minutes walking distance and the Thameslink provides

 what3words  
///clever.sharp.choice

 Google Maps  
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## DESCRIPTION

- Warehouse/Industrial unit available on flexible lease terms for up to 1 year
- Suitable for a variety of occupiers
- Benefits from three phase power, car parking, kitchen and W/C provisions and generous eaves heights

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £8 psf. VAT is payable



## ACCOMMODATION (Gross Internal Area\*)

Unit 7	395.75 SQ M	4,260 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The rateable value is £32,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** Available upon request

## CONTACT:

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