

Unit 11 Park Industrial Estate |  
Frogmore | St Albans |  
AL2 2DR

Industrial/Storage Unit |  
To Let | 2,314 Sq.ft

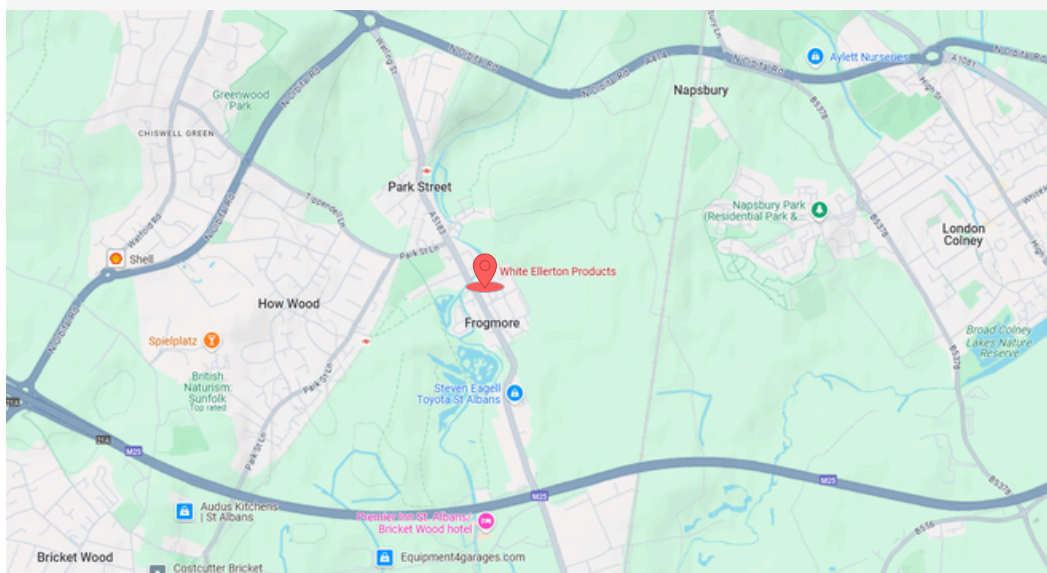


**Key features**

- Close proximity to the M1 & M25 motorways
- Located on well-established industrial estate
- Level loading access via rear roller shutter door
- 6m minimum eaves height
- Office content on first floor
- Ground floor showroom/ancillary office space on the first floor
- Kitchen and WC facilities
- 10 allocated parking spaces



Indicative photographs only, as occupied.



## For viewings contact

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## Unit 11 Park Industrial Estate | Frogmore | St Albans | AL2 2DR

### Description

The property comprises a mid-terrace industrial/storage unit within the well-established Park industrial Estate.

Internally the unit comprises ground floor with first floor offices. The unit benefits from 6m eaves and a roller shutter door to the rear.

There are 10 parking spaces with the unit.

### Accommodation

Ground floor		1,936 Sq.ft		138.01 Sq.m
1st floor office		378 Sq.ft		138.01 Sq.m
<b>TOTAL</b>		<b>2,314 Sq.ft</b>		<b>138.01 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the current Rating List of £27,000. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, St Albans District Council – 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

The property has an EPC rating of D85. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Location

The property is situated in Frogmore, which lies to the South of St Albans and is to the north of Radlett. The estate is strategically located alongside the M25 between Junctions 21 & 22 which are 2.5 miles and 3.9 miles away respectively. The M1 (Junction 6a) is 3 miles away. Rail services are available from Park Street for a local service to St Albans or Watford which offer a fast service to London and the north. Alternatively Radlett station is 2.5 miles away to the south.

### Tenure

The unit is available by way of a new lease for a term to be agreed.

### Rent

£43,000 per annum exclusive.