

Unit 26 North Orbital Commercial Park

St. Albans, AL1 1XB

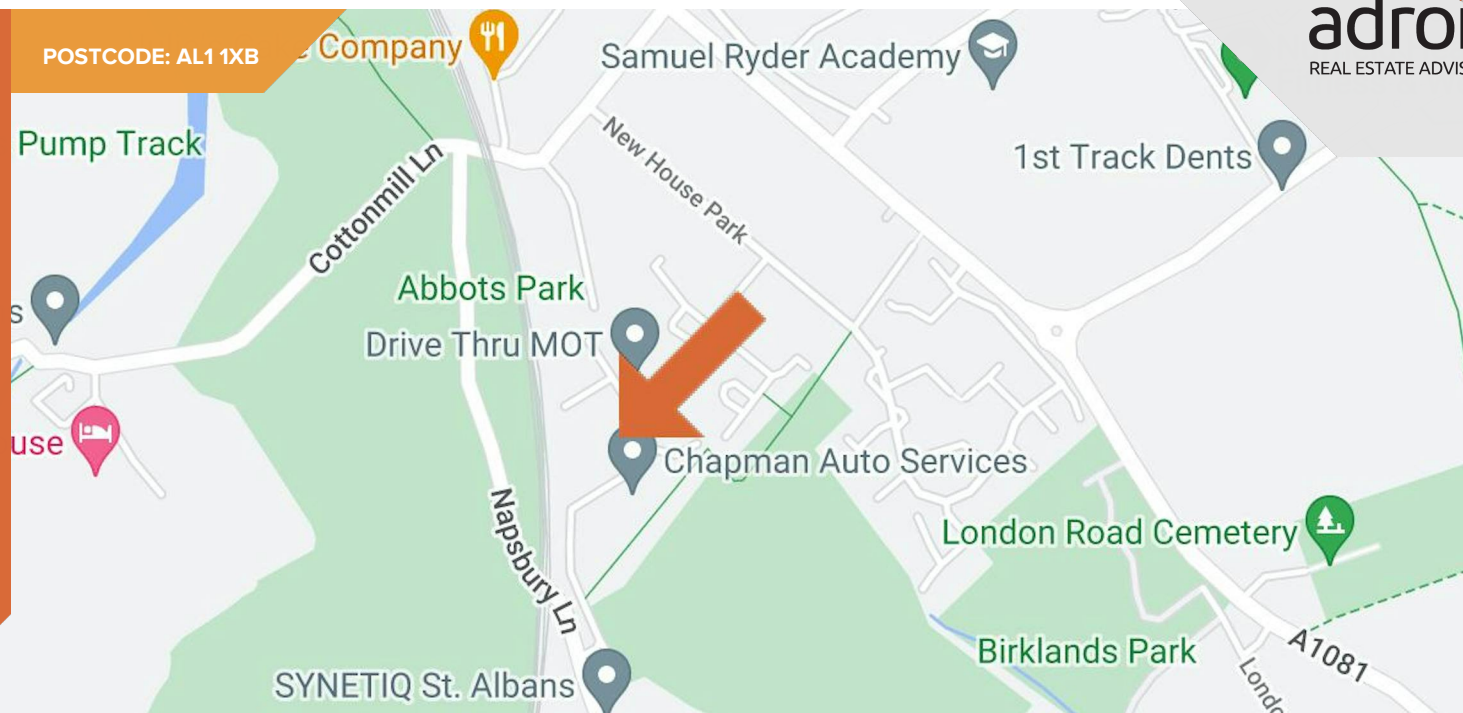
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REAL ESTATE ADVISORS



TO LET

5,817 sq ft (540.42 sq m)

- To be extensively refurbished
- 6m eaves
- 24 hour CCTV security
- Dedicated parking
- Single loading door
- Established industrial location



Description

Mid terrace steel portal frame unit that is to be extensively refurbished. Ground floor will provide a clear warehouse area with small undercroft accessed via a single up and over electric loading door. Male and female toilets are located on the ground floor. To the 1st floor the unit will offer new fully refurbished offices and kitchenette overlooking the yard and parking areas

Location

The estate is well positioned to offer access to Central London, the South East and the wider country being close to the M25, M1 and A1. St Albans City centre is also closely offering an excellent train service into London and the wider region. There are walkways and pathways from the estate with connections to the wider local countryside.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	5,231	485.98
1st - Office	586	54.44
Total	5,817	540.42

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q1 2025

Rent

£17.50 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £57,000

Rates payable: £5.02 per sq ft Based on 2023

Valuation - Transitional relief may apply
occupiers are advised to make their own investigations.

Viewings

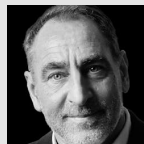
Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Knight Frank

Adroit Real Estate Advisors



Mark Gill

T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk



Steve Williams

T: 0203 9 618191
M: 07860 708 665
swilliams@adroitrealestate.co.uk

Knight Frank

Gus Haslam

T: 020 7861 5299
M: 07885 596 877

Elliot Evans

M: 07870802628

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