

FOR SALE/TO LET
INDUSTRIAL



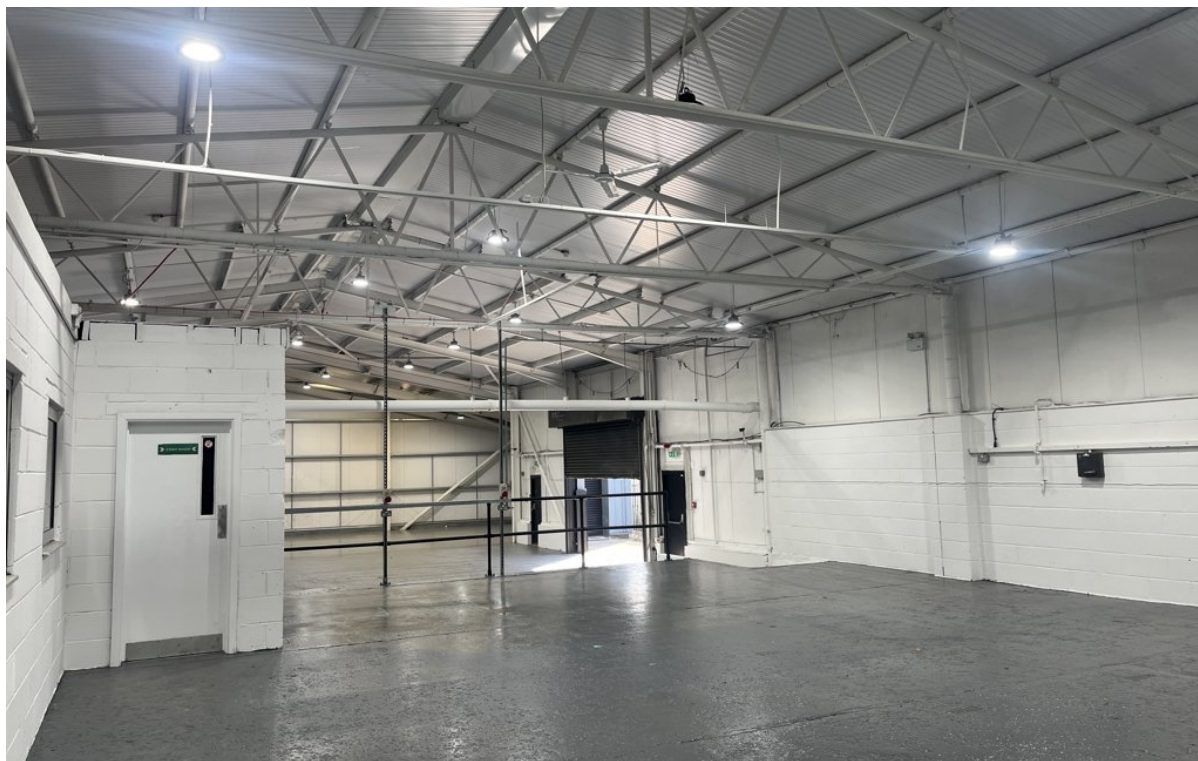
**Former ATS Unit, Lyon Way, St.
Albans, Hertfordshire, AL4 0LQ**

- Industrial / workshop
- Formerly motor trade use
- Situated off of Hatfield Road with easy access to the A1(M), M25 & A414
- Minimum eaves height of 3.67m rising to 4.16m

LOCATION

The premises are located on Lyon Way to the far east of St Albans approximately 2.5 miles east of St Albans city centre and 1.5 miles west of the A1(M).

Lyon Way is one of three roads forming a commercial area at this locality with all three roads running off Hatfield Road which is the main arterial route between St Albans and Hatfield.



DESCRIPTION

A workshop/industrial unit with offices benefitting from a minimum eaves height of 3.67m rising to 4.16m at the rear and three roller shutters with the front being 8m wide x 3.47m high.

The offices are to the front elevation along with a kitchen and WCs.

Externally there is parking for up to 8 cars to the front forecourt and there are driveways to either side giving access for loading, external storage or additional parking.

ACCOMMODATION

Industrial/workshop	5,642 Sq Ft	524.14 Sq M
Offices	559 Sq Ft	51.93 Sq M
Total	6,201 Sq Ft	576.07 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £58,500 with rates payable in the order of £29,952 per annum.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Band D (76)

QUOTING PRICE

£2,300,000.

QUOTING RENT

£99,950 Per Annum

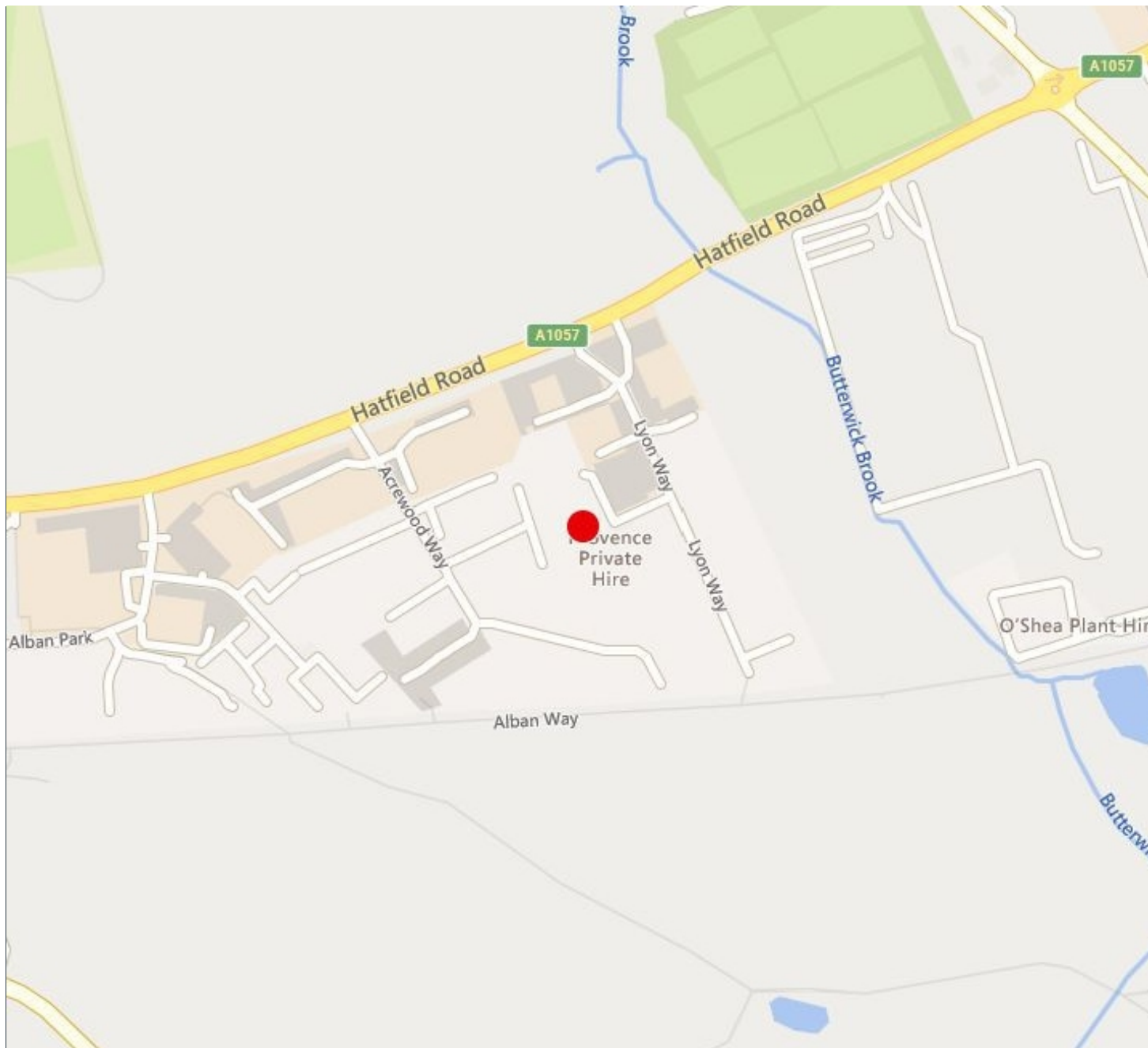
TENURE

Available by way of a new full repairing and insuring lease.

Available freehold purchase.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

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