

TO LET
INDUSTRIAL/YARD



Open Storage, Appspound Lane,
Potters Crouch, St. Albans,
Hertfordshire, AL2 3NL

- £6 psf + VAT
- 15,000 sq ft yard
- Last remaining plot
- Level surface

LOCATION

Hemel Business Park is well located directly between St Albans and Hemel Hempstead. The site benefits from good communications via road being within 10 mins of the M1 Motorway (Junction 18) providing access to Luton and Milton Keynes. Also within 10 mins of the M25 Motorway (Junction 21) with access to Central London and all surrounding locations. St Albans is accessed via the A4147 within approx 10 mins.



DESCRIPTION

Level open storage plot available soon. Last remaining plot on site providing approximately 15,000 sq of open storage. The plot is available on flexible lease terms to be agreed and can accommodate a number of storage requirements. The site benefits from a level surface and secure fence on all sides with a gated entrance and access to single phase power and water. W/c's are available on site.

ACCOMMODATION

Level flat surface open storage ready to occupy immediately.

Open Storage Plot	15,000 Sq Ft	1,393.5 Sq M
Total	15,000 Sq Ft	1,393.5 Sq M

RATEABLE VALUE

TBC

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

N/a

QUOTING RENT

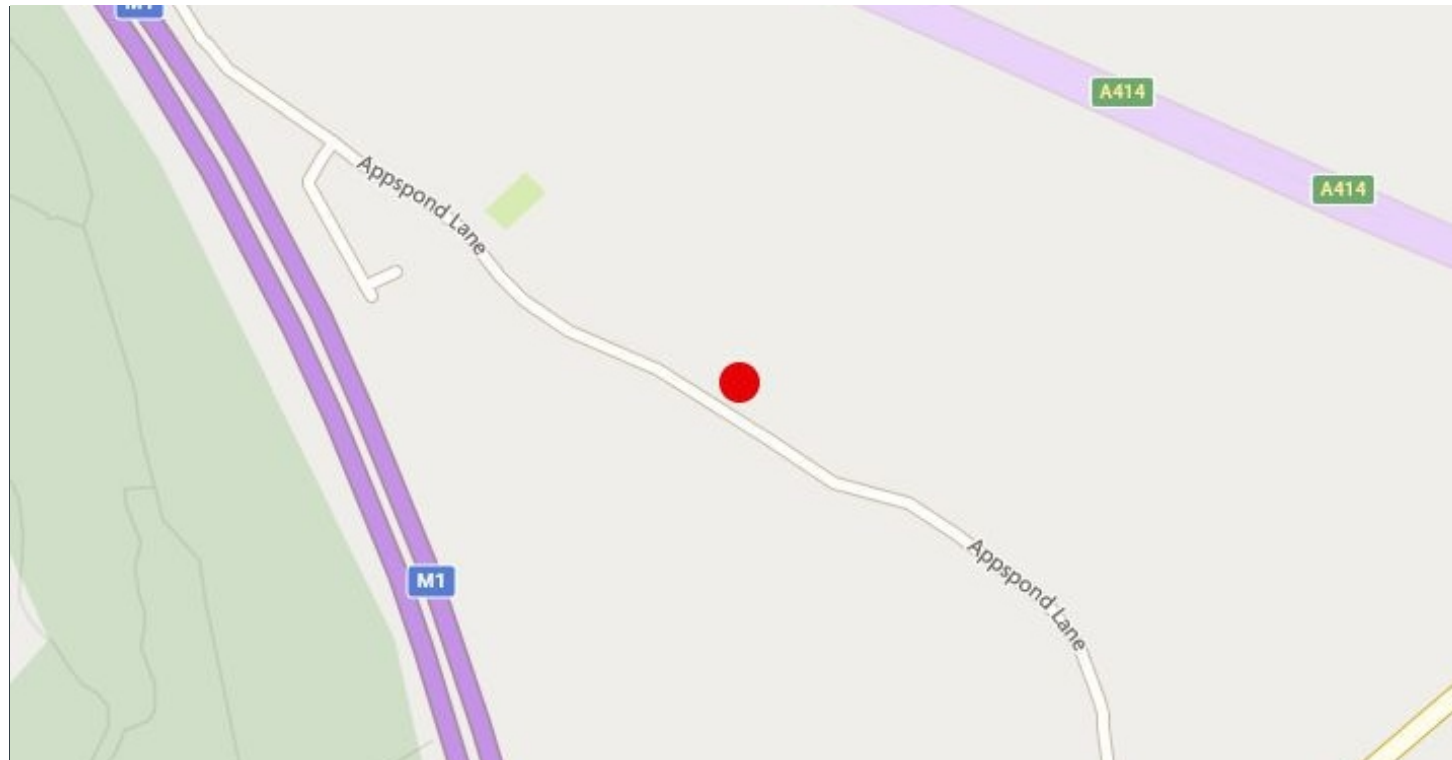
£6.00 Per Sq Ft

TENURE

Available on a new lease/ license on terms to be agreed.

LEGAL COSTS

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



To arrange a viewing please contact:



IAN ARCHER

Director

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