TO LET

WAREHOUSE/INDUSTRIAL

GRAHAM SIBBALD

Unit T, Lyon Way, St. Albans, Hertfordshire, AL4 0LQ

- Warehouse with modern offices
- Secure fenced yard
- Minimum eaves height of 4m
- Two loading doors

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

This property comprises a spacious warehouse with a minimum eaves height of 4 metres. The warehouse has kitchen and WC facilities. The site features two loading doors, seven dedicated parking spaces directly out the front, and a separate yard area fully secured by perimeter fencing.

The ground and first floor provide office space equipped with air conditioning and good natural light along with kitchen space and WCs.

The site is currently undergoing refurbishment works, further details available on request.

ACCOMMODATION

Warehouse / Workshop	9,864 Sq Ft	916.37 Sq M
Ground floor office space	1,071 Sq Ft	99.5 Sq M
First floor office space	1,071 Sq Ft	99.5 Sq M
Total	12,006 Sq Ft	1,115.36 Sq M

RATEABLE VALUE

We understand the rateable value is £130,000 with rates payable in the region of £72,150 per annum

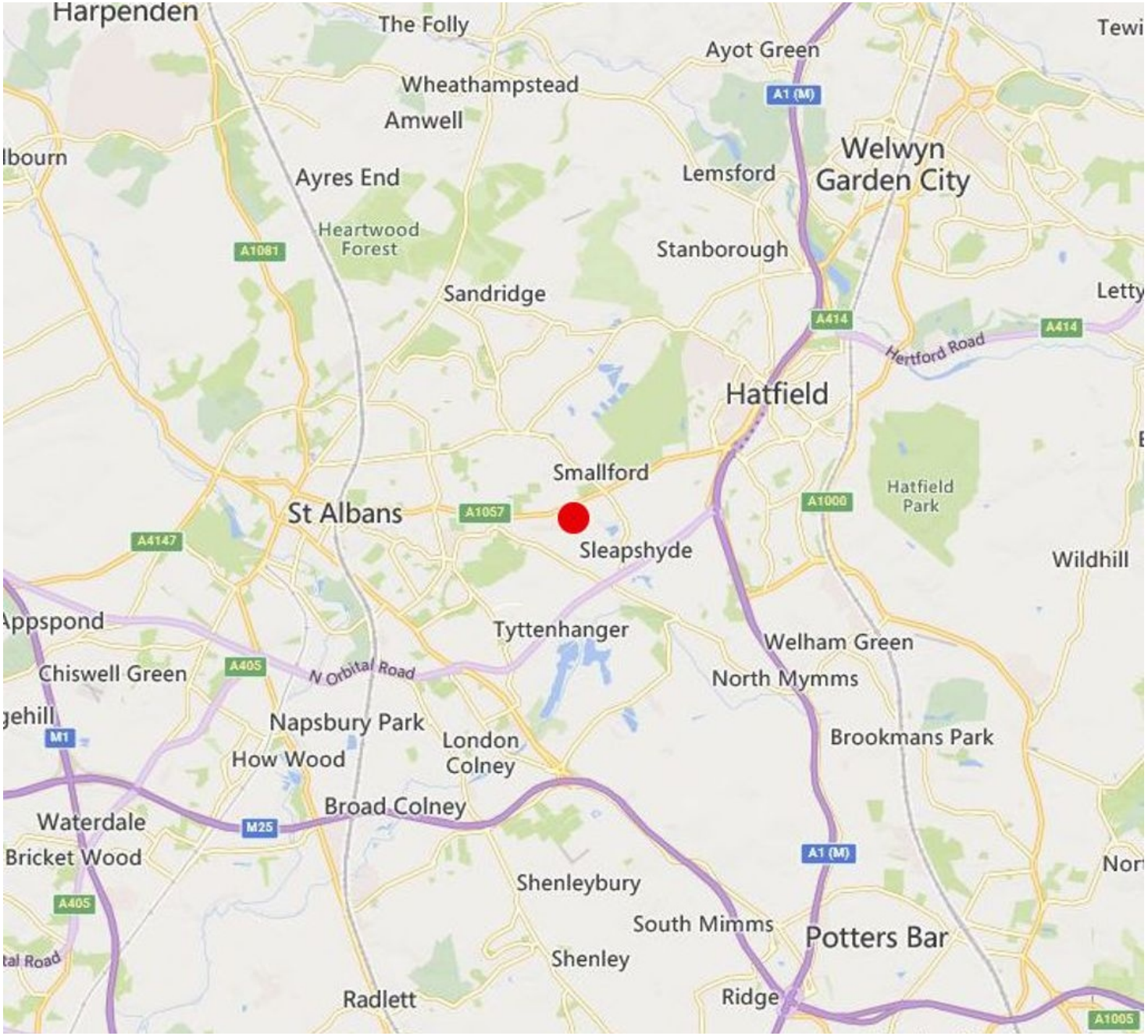
VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
E - 116

QUOTING RENT
£180,000 Per Annum

TENURE
The premises are available to let on standard FRI terms.

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



To arrange a viewing please contact:

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