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	9,864 Sq Ft	916.37 Sq M
GF Office	1,071 Sq Ft	99.5 Sq M
FF Office	1,071 Sq Ft	99.5 Sq M
Total	12,006 Sq Ft	1,115.36 Sq M

Additional Yard- 2,970 sq ft.

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.

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



To arrange a viewing please contact:



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

IMPORTANT NOTICE
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 30-Oct-2026

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.