FOR SALE
YARD

GRAHAM SIBBALD



Broad Colney Works, Shenley Lane, London Colney, St. Albans, Hertfordshire, AL2 1DG

- Excellent access to M25 and motorway network
- Securely fenced and gated
- Level and surfaced area
- Ancillary offices

LOCATION

Broad Colney Works is situated on Shenley Lane in London Colney, approximately 4 miles south of St Albans city centre.

The property benefits from excellent road connectivity, with Junction 22 of the M25 located within 0.75 miles and convenient access to the A1081. The A1081 provides links to the A414 and A1(M), both within approximately a 5-minute drive, while Junction 6 of the M1 is approximately 3.75 miles away.



DESCRIPTION

The property comprises a fully fenced and secure yard extending to approximately 18,057 sq ft (1,677.5 sq m), surfaced with interlocking concrete blocks to provide a level and durable working area. We understand that the site has water, power and drainage connected.

The site also benefits from a purpose-built, single-storey office building extending to approximately 2,219 sq ft. The office accommodation benefits from air conditioning, LED lighting and raised floors with inset data cabling. The internal layout incorporates partitioned offices and meeting rooms, together with on-site shower facilities.

ACCOMMODATION

Site Size	18,057 Sq Ft	1,677.5 Sq M
Office	2,219 Sq Ft	206.15 Sq M
Total	18,057 Sq Ft	1,677.5 Sq M

RATEABLE VALUE

Please contact directly for the breakdown of rates payable

PLANNING

The site has the following hours for noisy work on construction and demolition sites:
Monday to Friday: 7:30am to 6:00pm
Saturday: 8:00am to 1:00pm
Sundays and Public Holidays: No noisy work permitted





JOINT AGENTS
BTG Eddisons
Hugo Harding
01727 222 182

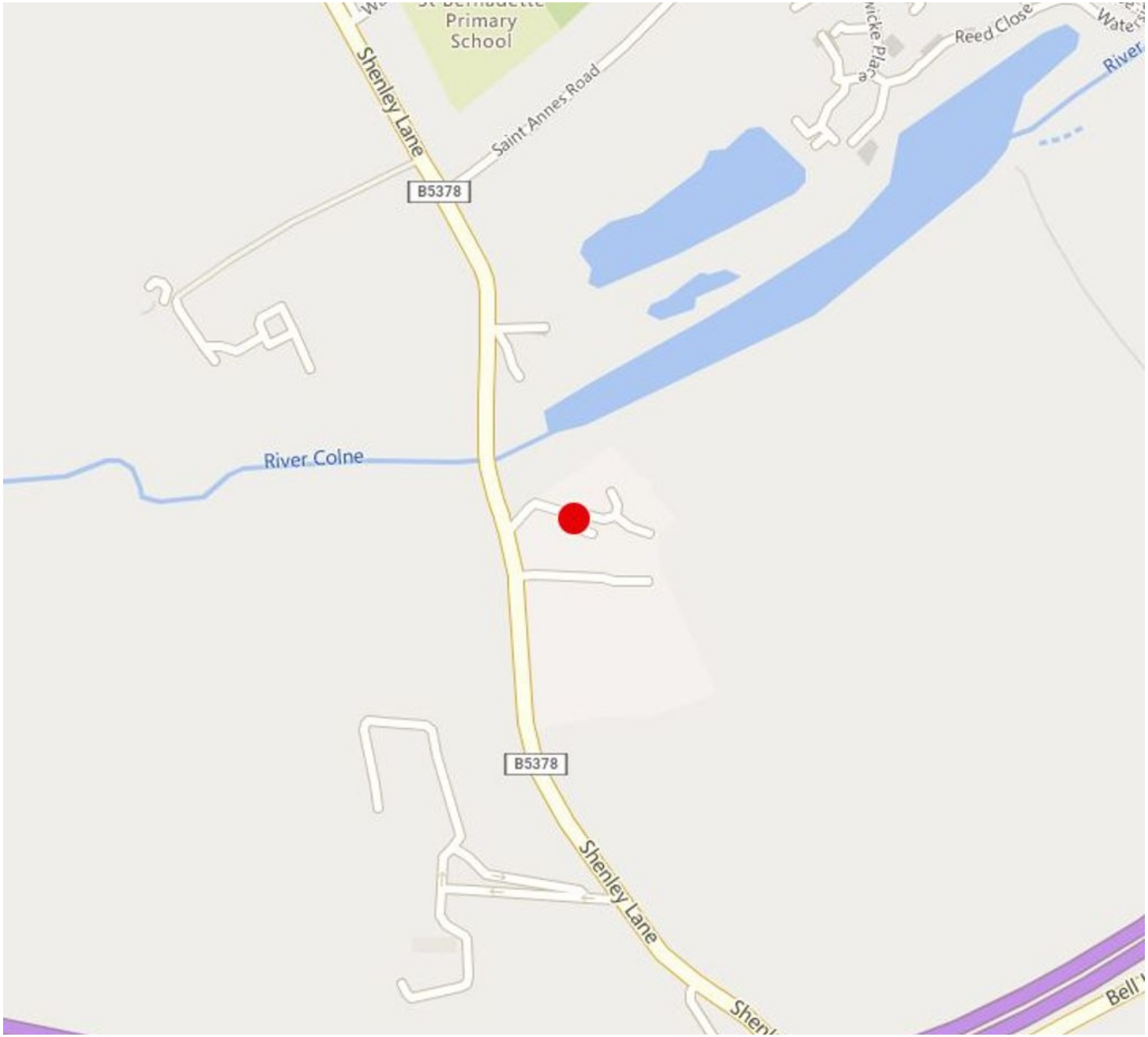
VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
B-27

QUOTING PRICE
£1,600,000 for the Freehold

TENURE
Available Freehold

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



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.
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Date published: 06-Nov-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.