UNIT 8
6,577 SQ FT

north orbital
COMMERCIAL PARK

NORTHORBITALCP.CO.UK

MODERN ESTATE FOR BUSINESS
WITH UNITS FROM 5,388 TO 20,844 SQ FT

North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB

Located south east of St Albans, off the A414, North Orbital Commercial Park offers a prime location, with great links to the M25 and A1(M).

SPECIFICATION

- 6M EAVES HEIGHT
- EV CHARGING POINTS
- WELL MANAGED ESTATE
- ESTABLISHED AND WELL KNOWN
- DEDICATED YARD AND PARKING AREAS
- FULLY REFURBISHED UNITS WITH NEW ROOFS
- LED LIGHTING
- STRATEGICALLY LOCATED

CURRENT OCCUPIERS INCLUDE

Volkswagen Citygate

CHAPMAN/LEONARD STUDIO EQUIPMENT INC.

swarco

Baxter

Speedy

TO LET

UNIT 8 - 6,577 SQ FT OPPORTUNITY AVAILABLE NOW

FOR LATEST AVAILABILITY VISIT

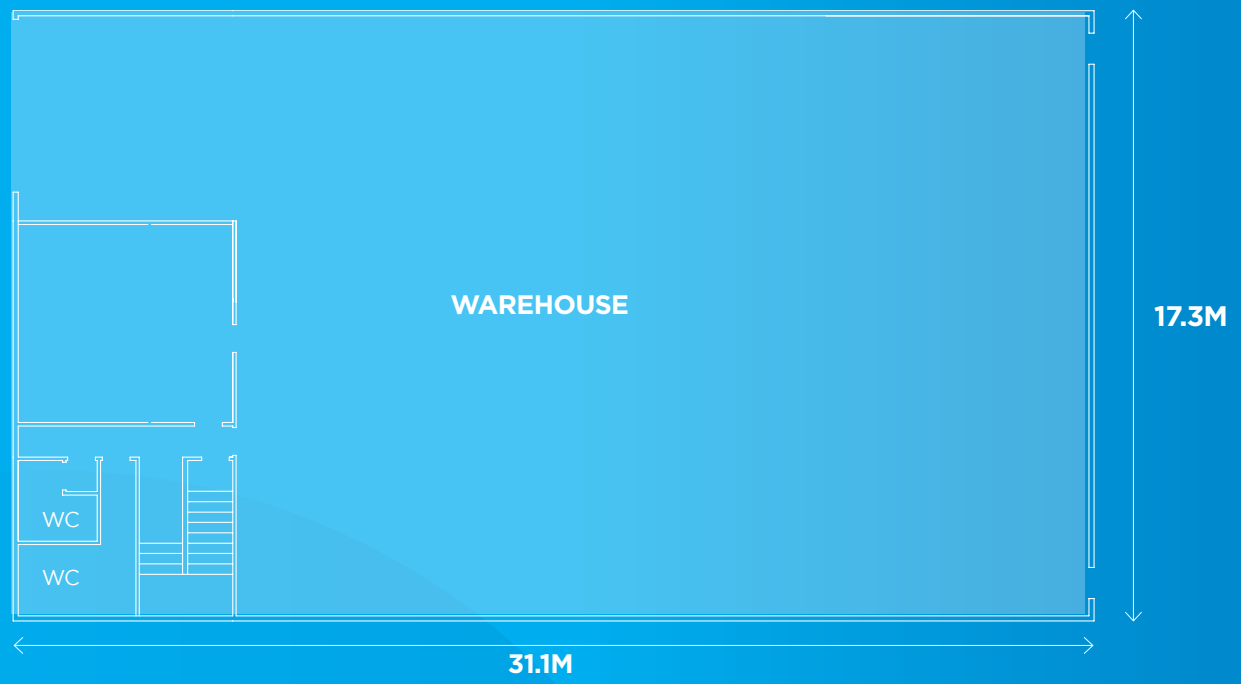
NORTHORBITALCP.CO.UK

UNIT 8 - 6,577 SQ FT

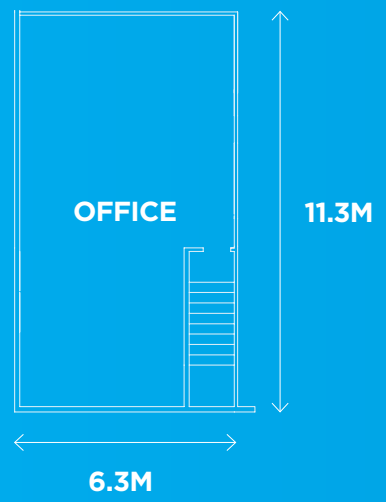
Available Now.

The unit would suit a range of uses including logistics, manufacturing or trade counter.

Ground Floor



First Floor



1 EV CHARGING POINT

SINGLE FULL HEIGHT ELECTRIC LOADING DOOR

6M EAVES HEIGHT

DEDICATED LOADING AND 5 PARKING SPACES

24 HOUR SECURITY

FLEXIBLE UNDERCROFT FOR ADDITIONAL OFFICE, TRADE COUNTER OR WELFARE SPACE

Floor Area GIA	SQ FT	SQ M
Ground	5,809	540
1st - Office	768	71
Total	**6,577**	**611**

EPC Rating: Available on request

Service Charge: Upon application

Business Rates
Rateable Value of £74,500
Occupiers are advised to make their own investigations.

North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB
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ROADS	MILES
A414	0.4
M25 (J22)	2.7
M25 (J21A)	3.8
A1(M) (J3)	4.0
M1 (J7 & J8)	5.8
Central London	25.4

RAIL	MILES
St Albans City - Thameslink	2.2
Direct link to St Pancras	*22 mins*
St Albans Abbey - LNR	2.6
Direct link to Watford Junction	*18 mins*

Road and rail source: Google

FOR FURTHER INFORMATION, PLEASE CONTACT THE AGENTS

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