UNIT 11
6,740 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

TO LET
UNIT 11 - 6,740 SQ FT UNDER REFURBISHMENT

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
- NEW ROOF
- LED LIGHTING
- STRATEGICALLY LOCATED

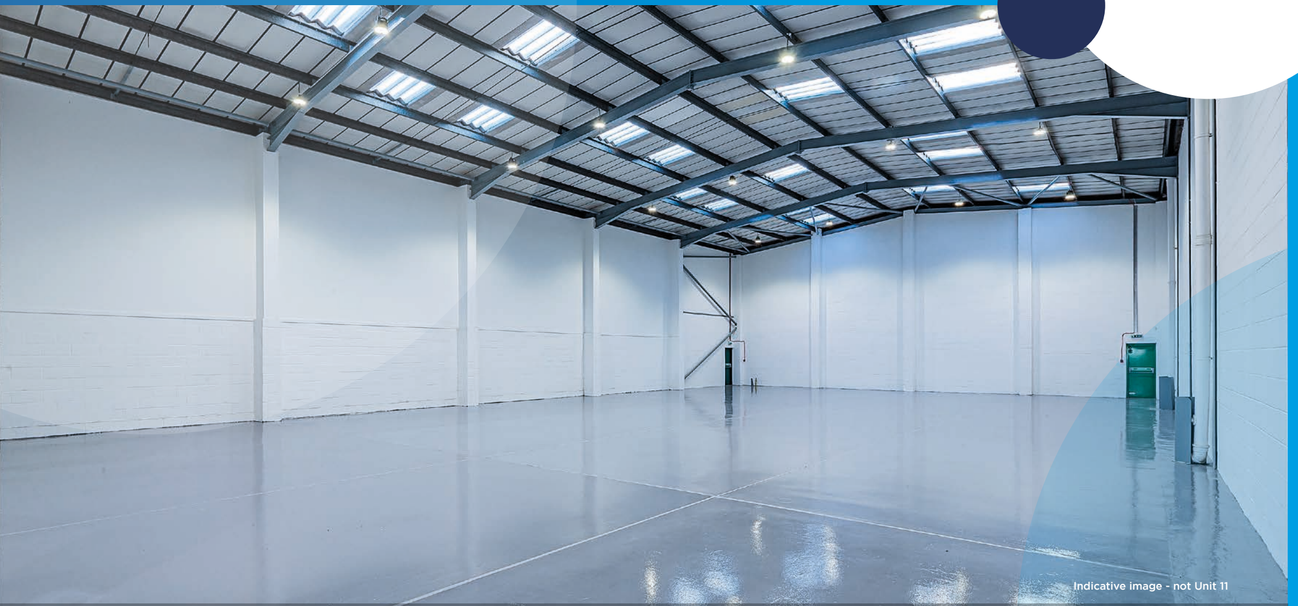
Indicative image - not Unit 11

CURRENT OCCUPIERS INCLUDE

Citygate · CHAPMAN/LEONARD STUDIO EQUIPMENT INC. · swarco · Baxter · Speedy · KÄRCHER

FOR LATEST AVAILABILITY VISIT
NORTHORBITALCP.CO.UK

UNIT 11 - 6,740 SQ FT

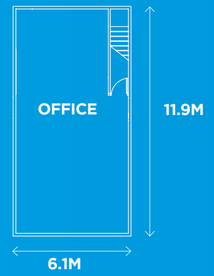


Indicative image - not Unit 11

Under Refurbishment – Available Q3 2025.
The unit would suit a range of uses including logistics, manufacturing or trade counter.

Ground Floor

First Floor



- NEW ROOF
- 4 EV CHARGING POINTS
- SINGLE FULL HEIGHT ELECTRIC LOADING DOOR
- 6M EAVES HEIGHT
- DEDICATED LOADING AND 6 PARKING SPACES
- 24 HOUR SECURITY
- FLEXIBLE UNDERCROFT FOR ADDITIONAL OFFICE, TRADE COUNTER OR WELFARE SPACE

Floor Area GIA	SQ FT	SQ M
Ground	5,962	553.9
1st - Office	778	72.3
Total	**6,740**	**626.2**

EPC Rating: Available on request

Service Charge: Upon application

Business Rates
Rateable Value of £67,500
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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