Unit 19-20, North Orbital Commercial Park

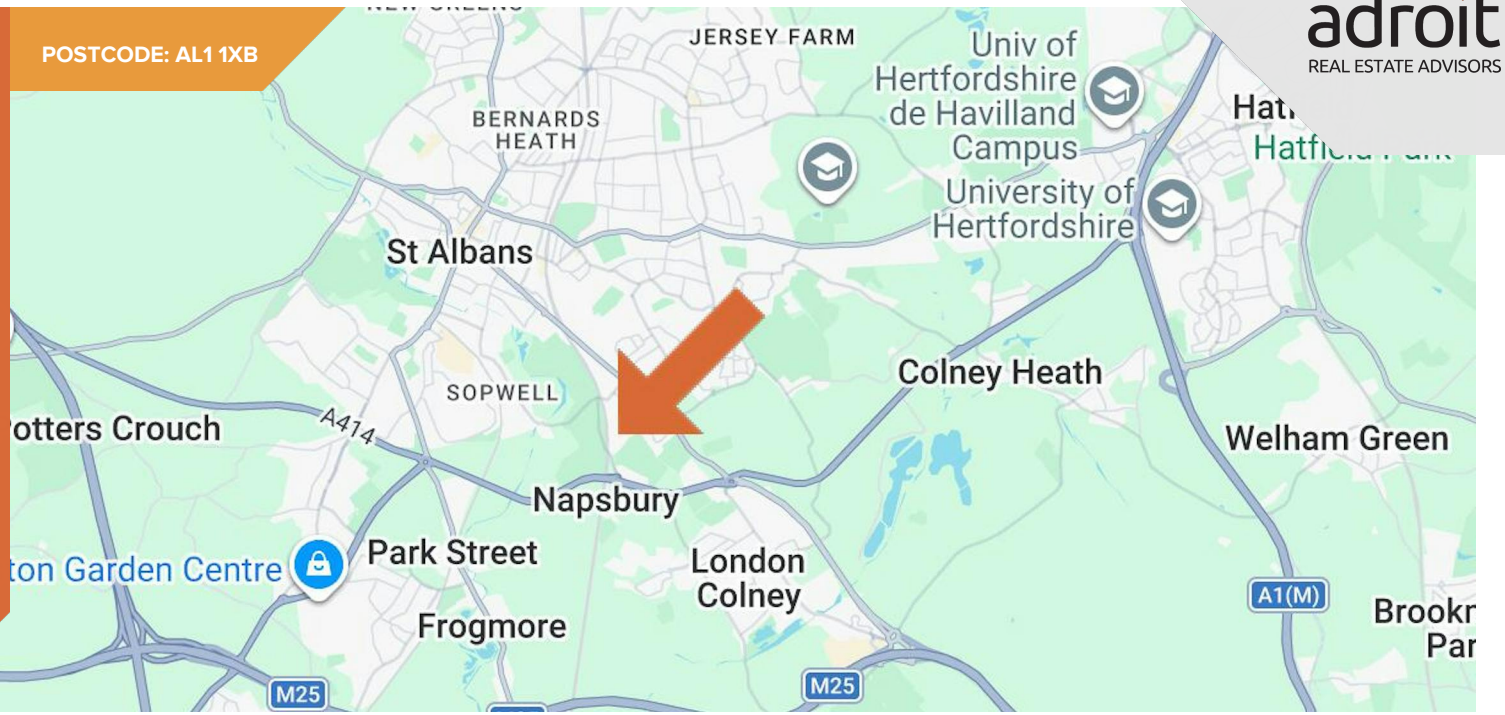
Napsbury Lane, St. Albans, AL1 1XB

adroit
REAL ESTATE ADVISORS

TO LET

10,869 sq ft (1,009.76 sq m)

- 6m Eaves Height
- Newly refurbished
- 24 hour CCTV security
- New Roof
- EV Charging points
- Lighting to Warehouse included
- Secure yard available if required
- Strategic location for access to M1/A1/M25 and Greater London
- Level Access Loading door



Description

Units 19-20 are currently being refurbished (new roof included) and will provide good quality useable space for business. The unit has dedicated parking and loading areas and the estate has 24hour CCTV security.

Location

Strategically located off the North Orbital A414 the location allows quick access to the M1, A1, M25 and Greater London markets. The City of St Albans is also closeby offering swift train access to Central London.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft
1st - office	1,100
Ground - Warehouse	9,769
Total	**10,869**

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available September 2026

Rent

£17.50 per sq ft

Service Charge

£0.70 per sq ft

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Knight Frank

Adroit Real Estate Advisors

Steve Williams
T: 0203 9 618191
M: 07860 708 665
swilliams@adroitrealestate.co.uk

Mark Gill
T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk

Knight Frank

Gus Haslam

Charlie Perkins

adroitrealestate.co.uk

www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 10/03/2026