david charles
property consultants

TO LET



50 High Street, Markyate

St. Albans, AL3 8HZ

Small Open Storage Site with offices & warehouse buildings.

11,081.67 sq ft
(1,029.52 sq m)

- Ideal for range of small businesses.
- Crushed type 1 yard surface.
- Existing office & warehouse buildings.
- Entire site to undergo refurbishment by new landlord.

50 High Street, Markyate, St. Albans, AL3 8HZ

Summary

Available Size	11,081.67 sq ft
Rent	Rent on application
Rates Payable	£12,475 per annum
Rateable Value	£25,000
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Yard	6,687.08	621.25	Available
Unit - Office Space	1,981.64	184.10	Available
Unit - Covered Storage	2,436.63	226.37	Available
Unit - Existing Workshop	124.54	11.57	Available
Total	**11,229.89**	**1,043.29**	

Description

The site offers a well-positioned open storage facility, suited for a range of commercial occupiers. The site comprises of a service yard that leads into a workshop with office accommodation above and a covered storage area to the rear. The new owners of the site are currently carrying out various improvement works to the site ready for immediate occupation.

Location

The site is accessed of junction 9 of the M1 motorway which leads onto the A5138. The A5138 is the main road that links Redbourne to Dunstable and Markyate is situated off the A1538. C. The site is 4 miles from Dunstable, 7.5 miles from Luton Airport and 34 miles from Central London.

Terms

The entire site is available by way of a new Full Repairing and Insuring lease for a term by arrangement.







Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/10/2026



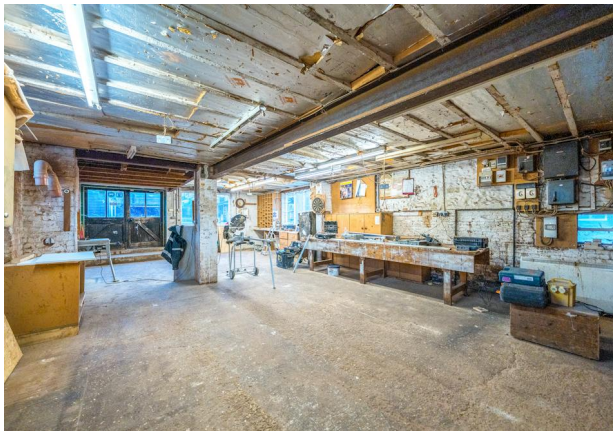










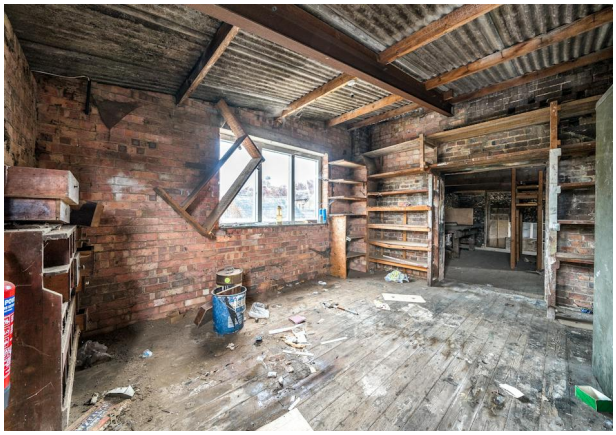



















KEEP CLEAR






HIGH STREET
87
87a
58
ENTIRE SITE TO UNDERGO REFURBISHMENT
Existing Dwelling
Existing Workshop /Office
Covered Storage
Office
Covered Storage
Office
Yard
Covered Storage
1
5
6
13
ALBERT STREET