

Stimpsons

Unit 2 Dencora Centre, Campfield Road, St Albans, AL1 5HN

To Let | 1,974 sq ft

Warehouse To Let In An Established Business Location

Summary

- Rent: £41,000 per annum
- Business rates: To be reassessed
- Service charge: £2,576.74 per annum
- VAT: Applicable
- Lease: New Lease

Key Points

- Ground floor office
- Eaves height of 6.4 metres
- Insulated up and over loading door
- Kitchenette and WC facilities
- Allocated car parking spaces
- EV charging points are available

Description

The subject premises comprise a high specification building of steel portal frame construction with facing brickwork to the front elevation. It also incorporates offices on the ground floor with ladies and gents WC's.

Location

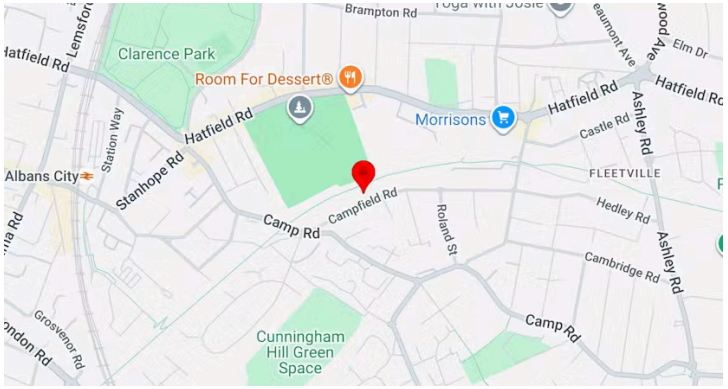
Campfield Road is an established business location approximately one mile east of the City centre with a reputation as a trade counter location. Local occupiers include: Travis Perkins, Edmundson Electrical, Easy Bathrooms, Wolseley Plumb & Parts and Brewers.

St Albans is a substantial commercial centre some 25 miles to the north of Central London. The City has the benefit of excellent road communications provided by the M1, M25 and A1(M) motorways.

St Albans Railway Station is situated a short walk from the estate with Thameslink providing a fast and frequent service to many London destinations and beyond to Gatwick and the south coast.

Terms

The unit is available by way of a new lease for a term to be agreed.



Further information

- View details on our website

Contact & Viewings



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Viewings

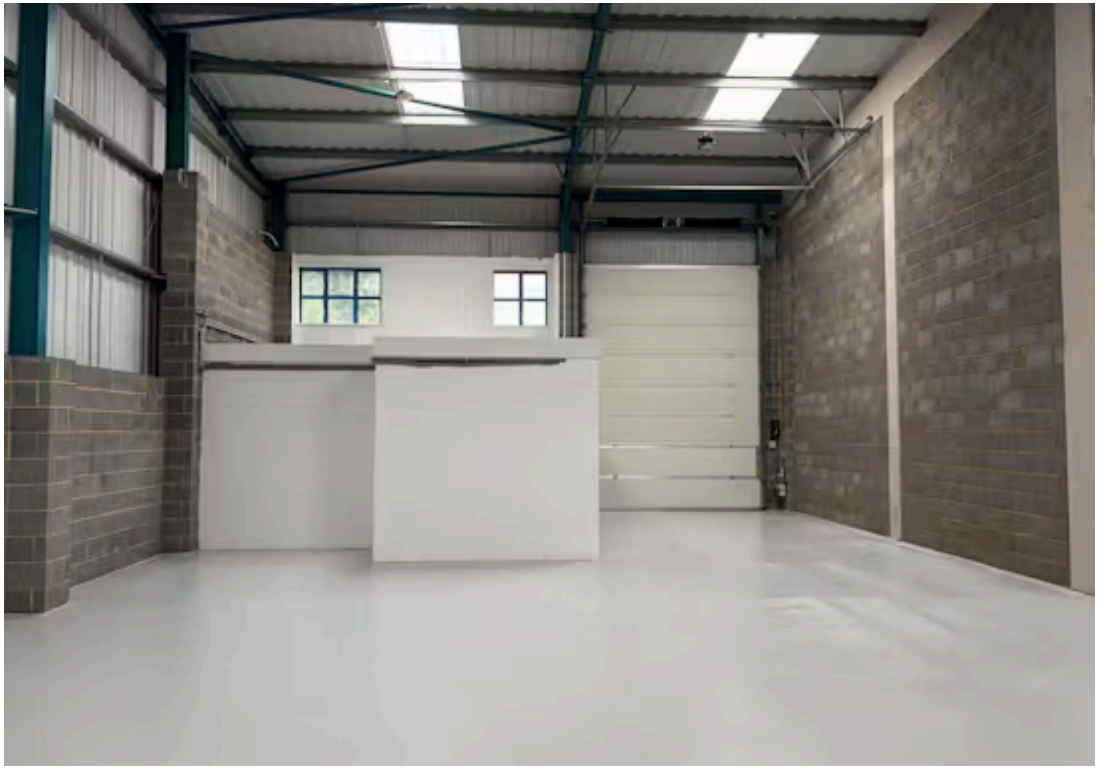
Strictly by appointment via Stimpsons or our joint agent Graham Ricketts at Brasier Freeth (01923 210810)

Accommodation

Name	sq ft	sq m
Ground - Warehouse and Office	1,974	183.39
Total	**1,974**	**183.39**





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