# 2 DENCORA CENTRE CAMPFIELD ROAD ST ALBANS

AL1 5HN

bf.

brasierfreeth.com

*1,974 Sq.ft warehouse to let in St Albans*
*Undergoing refurbishment*

# 2 DENCORA CENTRE ST ALBANS

AL1 5HN

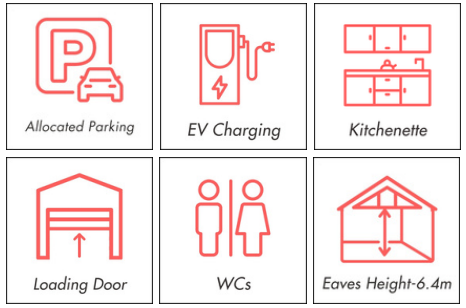
Warehouse

**TO LET**

## KEY DETAILS

- Ground-floor office with female and male WCs
- Kitchenette
- Eaves height 6.4m
- Electrically operated loading door
- 8 allocated car parking spaces
- EV charging point to be provided

## AMENITIES



# 2 DENCORA CENTRE ST ALBANS
AL1 5HN

Warehouse
**TO LET**

## ACCOMMODATION

| *Floor* | *Size Sq.m* | *Size Sq.ft* |
|---|---|---|
| *Ground floor Office* | 27.03 | 291 |
| *Warehouse* | 156.35 | 1,683 |
| ***TOTAL*** | **183.38** | **1,974** |

*These floor areas are approximate and have been calculated on a gross external basis.*

## DESCRIPTION

The property comprises a modern, purpose built factory/warehouse of portal frame construction with facing brickwork to the front elevation. It incorporates a small office at ground floor with a kitchenette together with ladies and gents WC's.

# 2 DENCORA CENTRE ST ALBANS

AL1 5HN

Warehouse

**TO LET**

## LOCATION

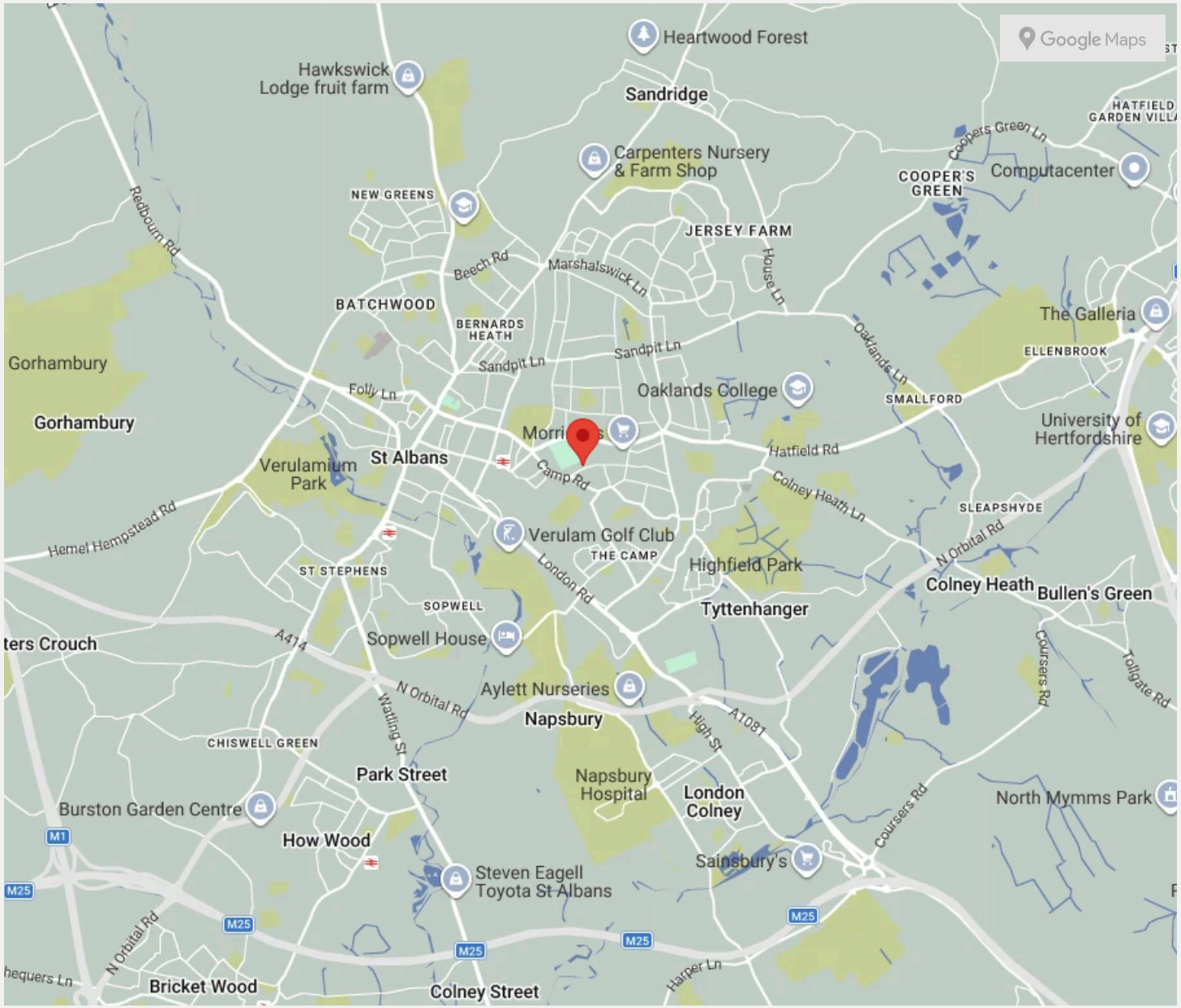
Campfield Road is an established business location approximately one mile east of the City centre with a reputation as a trade counter location. Local occupiers include Travis Perkins, Edmundson Electrical, Easy Bathrooms, Wolseley Plumb & Parts and Brewers.

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.

## TRANSPORT

St Albans Station - 13 minutes away




///smug.damage.wooden

brasierfreeth.com

# 2 DENCORA CENTRE ST ALBANS
AL1 5HN

Warehouse
**TO LET**

## TENURE

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

## RENT

£41,000 per annum exclusive.

## EPC

An EPC will be commissioned on completion of the refurbishment, targeting a minimum of level B.

## BUSINESS RATES

The rateable value is currently being re-assessed.

The rates payable will be a proportion of this figure. For rates payable please refer to the St Albans City and District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## LEGAL COSTS

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

## VAT

The property is registered for VAT, which will therefore be chargeable on the rent.

# CONTACT

GET IN TOUCH


*Graham Ricketts*

07841 235185

graham.ricketts@brasierfreeth.com

*Graham Payne (Stimpsons)*

07801 098096

gp@stimpsons.co.uk



These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.