

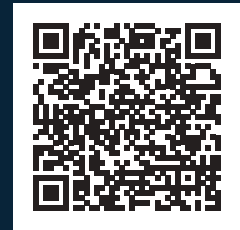
Trade City



# St Albans

**TO LET** | Hertfordshire AL1 5UG

- 10 new industrial and trade counter units
- 4,349 sq ft – 6,555 sq ft
- Available Q3 2026



/// [buddy.secret.digs](https://buddy.secret.digs)

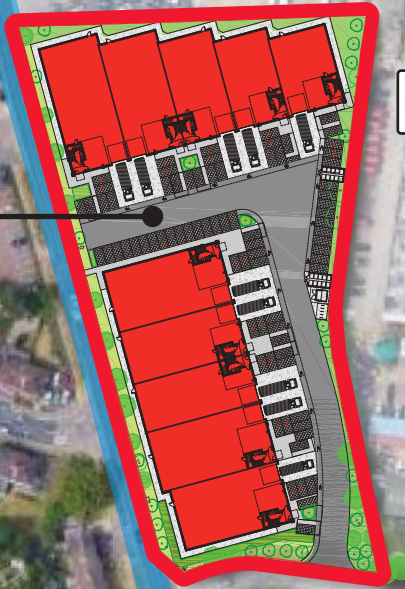




← Hemel Hempstead  
5.9 miles

→ Hatfield  
5.6 miles

TradeCity



Gates  
Ford

versoCare

selco BUILDERS WAREHOUSE

nabco

BATTLE KART  
 karting

HOWDENS

CITY  
PLUMBING

BRIAN ROBSON  
COACHWORKS  
RESTORATION ASPHALT SPECIALISTS

Royal Mail

SWP  
STEVEN WEBSTER PLASTER

ELSONS  
TOOLS & BUILDING MATERIALS

FOCUS BRANDS

Anglian

Home Counties  
Couriers

SETNIX  
A SETNA IT COMPANY

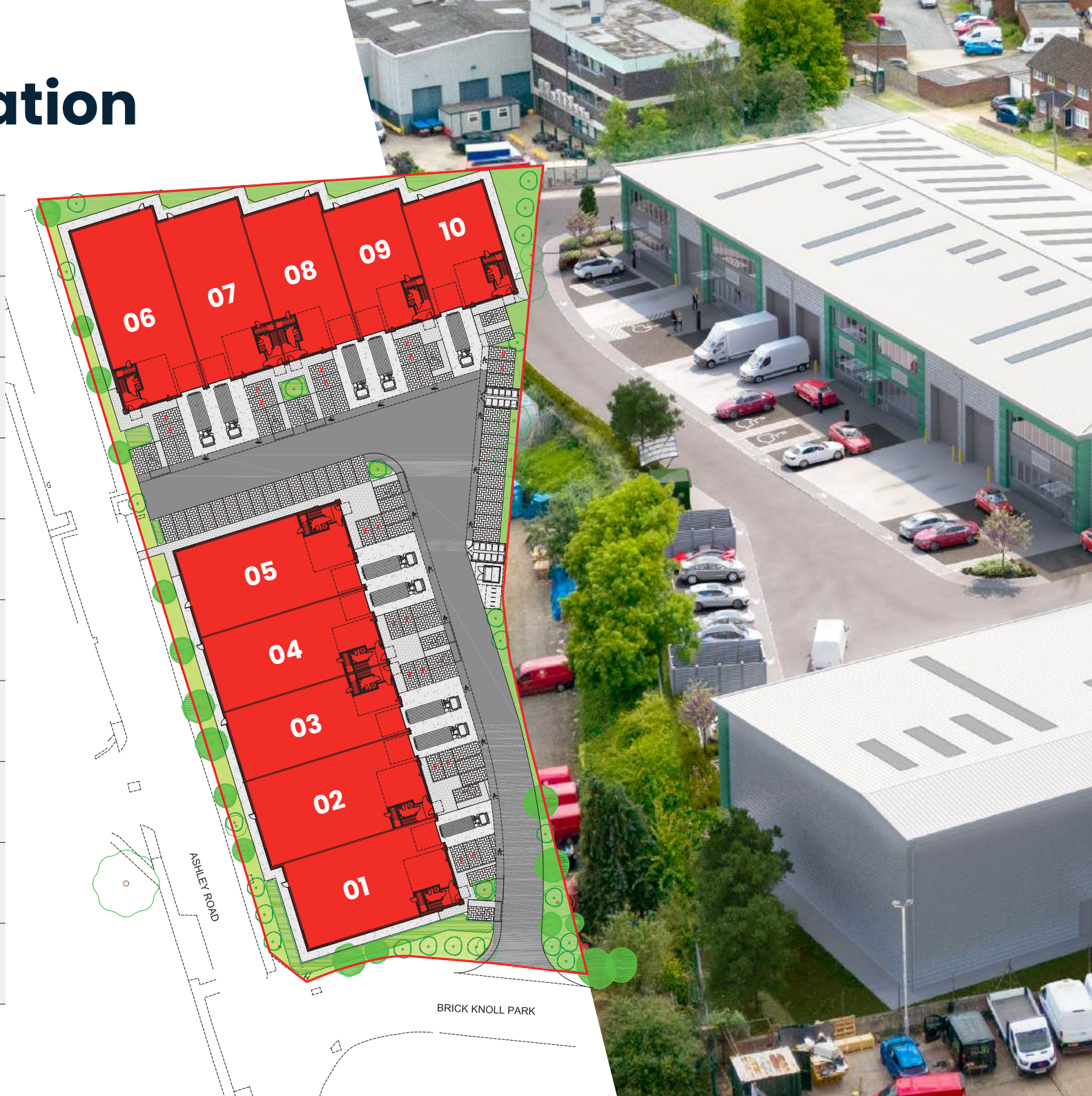
ETHER NDE

The Site

# Accommodation

|         |              | Sq ft        | Sq m      |
|---------|--------------|--------------|-----------|
| Unit 1  | Ground First | 6,071<br>915 | 564<br>85 |
| Unit 2  | Ground First | 6,308<br>926 | 586<br>86 |
| Unit 3  | Ground First | 5,038<br>667 | 468<br>62 |
| Unit 4  | Ground First | 5,458<br>754 | 507<br>70 |
| Unit 5  | Ground First | 6,459<br>958 | 600<br>89 |
| Unit 6  | Ground First | 6,555<br>872 | 609<br>81 |
| Unit 7  | Ground First | 5,899<br>840 | 548<br>78 |
| Unit 8  | Ground First | 4,952<br>754 | 460<br>70 |
| Unit 9  | Ground First | 4,424<br>754 | 411<br>70 |
| Unit 10 | Ground First | 4,349<br>829 | 404<br>77 |

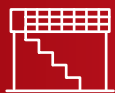
Approx. GEA areas. Units can be combined



# Units 1 – 5

5,038 – 6,459 sq ft

|                                  | (GEA)                        |                         | Car Parking Spaces |
|----------------------------------|------------------------------|-------------------------|--------------------|
|                                  | Sq ft                        | Sq m                    |                    |
| <b>Unit 1</b><br>Ground<br>First | <b>6,071</b><br>5,156<br>915 | <b>564</b><br>479<br>85 | <b>9</b>           |
| <b>Unit 2</b><br>Ground<br>First | <b>6,308</b><br>5,382<br>926 | <b>586</b><br>500<br>86 | <b>9</b>           |
| <b>Unit 3</b><br>Ground<br>First | <b>5,038</b><br>4,370<br>667 | <b>468</b><br>406<br>62 | <b>7</b>           |
| <b>Unit 4</b><br>Ground<br>First | <b>5,458</b><br>4,704<br>754 | <b>507</b><br>437<br>70 | <b>8</b>           |
| <b>Unit 5</b><br>Ground<br>First | <b>6,459</b><br>5,501<br>958 | <b>600</b><br>511<br>89 | <b>9</b>           |



First Floor  
Mezzanine



Electric loading  
doors



6.5m  
clear height



Units can be  
combined



100 kVA power  
supply per unit



High quality  
exterior finish



Fibre  
broadband



Floor loading  
37.5kN sq m



WC and shower  
facilities

Click to review each unit in more detail

**Unit 1 – 5**

**Unit 6 – 10**

ASHLEY ROAD



# Units 6 – 10

## 4,349 – 6,555 sq ft

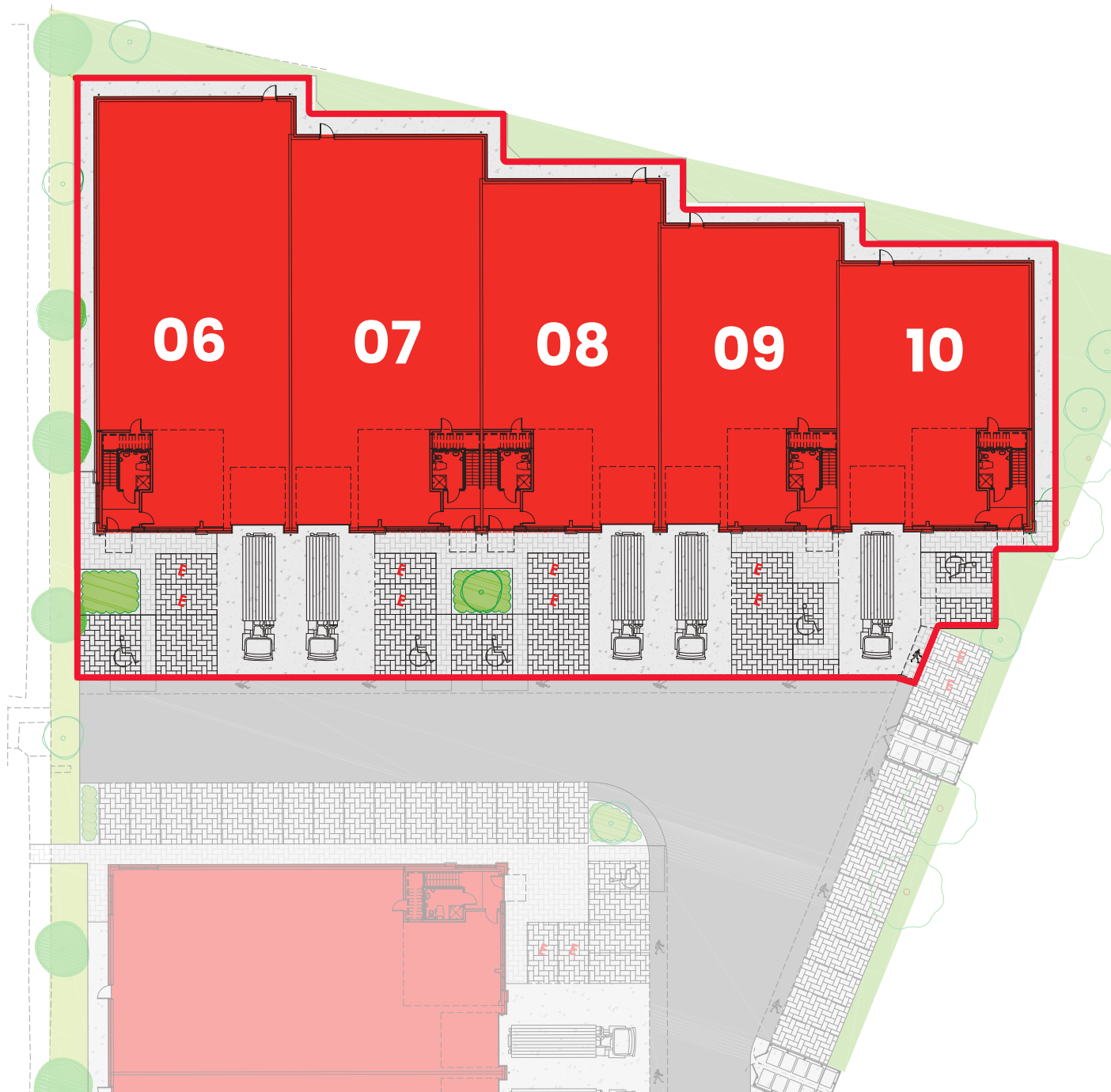
|                | (GEA)        |            | Car Parking Spaces |
|----------------|--------------|------------|--------------------|
|                | Sq ft        | Sq m       |                    |
| <b>Unit 6</b>  | <b>6,555</b> | <b>609</b> | <b>9</b>           |
| Ground First   | 5,684<br>872 | 528<br>81  |                    |
| <b>Unit 7</b>  | <b>5,899</b> | <b>548</b> | <b>8</b>           |
| Ground First   | 5,059<br>840 | 470<br>78  |                    |
| <b>Unit 8</b>  | <b>4,952</b> | <b>460</b> | <b>7</b>           |
| Ground First   | 4,198<br>754 | 390<br>70  |                    |
| <b>Unit 9</b>  | <b>4,424</b> | <b>411</b> | <b>6</b>           |
| Ground First   | 3,671<br>754 | 341<br>70  |                    |
| <b>Unit 10</b> | <b>4,349</b> | <b>404</b> | <b>6</b>           |
| Ground First   | 3,520<br>829 | 327<br>77  |                    |



Click to review each unit in more detail

[Unit 1 - 5](#)

[Unit 6 - 10](#)





**High quality  
trade and  
industrial units**



# Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.



Target BREEAM  
rating Very Good



Solar PV panels



Cycle storage



Electric vehicle  
charging



Energy efficient  
LED lighting



Life Cycle  
Analysis (LCA)



Sustainable  
construction  
materials



Highly efficient  
building,  
reducing costs



Target EPC  
Rating - A



8-10% Natural  
lighting from roof



Fresh air  
ventilation



Image: Trade City Luton

# Travel Distances

**Trade City St Albans is located on Ashley Road on the established Brick Knoll Park.**

St Albans City Railway Station is located approximately 1.1m west of the site. The station is operated by Thameslink, with regular services to Bedford, Gatwick Airport, Sutton (London), Brighton and Luton. St Albans Abbey Railway Station is located approximately 2.1m southwest of the site and provides regular links to Watford Junction.

| Destination             | Miles     | Time    |
|-------------------------|-----------|---------|
| <b>A1 (M) (J8)</b>      | 3.5 miles | 8 mins  |
| <b>M25 (J21)</b>        | 3.4 miles | 12 mins |
| <b>M1 (J8)</b>          | 5.5 miles | 12 mins |
| <b>Hatfield</b>         | 5.6 miles | 16 mins |
| <b>Hemel Hempstead</b>  | 5.9 miles | 13 mins |
| <b>Watford</b>          | 6.5 miles | 20 mins |
| <b>Luton Airport</b>    | 12 miles  | 21 mins |
| <b>Heathrow Airport</b> | 26 miles  | 39 mins |

## Travelling by road

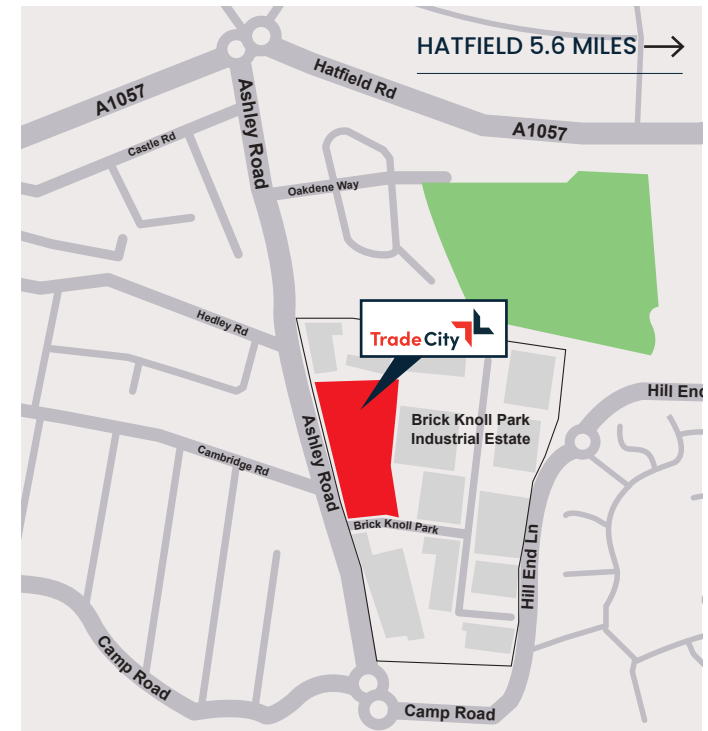
- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

## Travelling by rail

- St Albans benefits from direct train services to London St Pancras in 20 minutes
- 1.2 miles from St Albans City Station
- Cycle in 10 minutes
- Walk in 25 minutes

## City Centre to Site

- 1.8 miles from High Street
- Cycle in 16 minutes
- Walk in 35 minutes



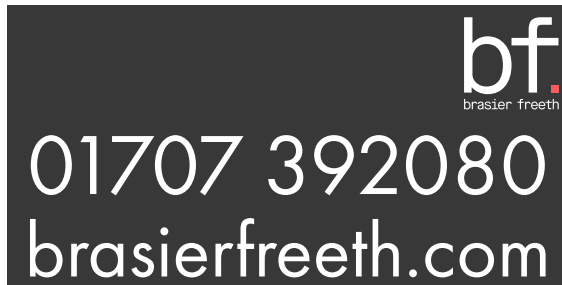
CGI: Trade City St Albans

**SatNav**

**St Albans  
Hertfordshire  
AL1 5UG**

**what3words  
buddy.secret.digs**

# Contacts



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. February 2026.



[tradeandlogistics.co.uk](http://tradeandlogistics.co.uk)

CERVIDAE



A Kier Property development