

**WELL LOCATED WAREHOUSE(S) TO LET**  
**2,354 – 12,222 SQ FT**  
**FLEXIBLE LEASE TERMS - AVAILABLE NOW**  
**ALLOCATED CAR PARKING SPACES**  
**VISIBLE FROM THAMESLINK RAILWAY**



**VERULAM ESTATE, 224 LONDON ROAD, ST ALBANS, AL1 1JB**



### Location

Located approximately 1 mile from St. Albans Town Centre on London Road (A1081), providing easy access to the M25, M1 and A1(M) Motorways. St. Albans mainline station is within 5 minutes walking distance and the Thameslink provides regular fast trains to Kings Cross St Pancras (just 19 minutes journey time). The new Elizabeth Line is only one stop from Kings Cross St Pancras offering greater connectivity across the South West and South East.

### Description

A collection of modern warehouse units available on flexible lease terms for up to 1 year. Each warehouse is suitable for a variety of occupiers and benefit from generous floor to eaves heights.

### Features Include

- ✓ Three Phase Power
- ✓ Numerous Car Parking Spaces
- ✓ WC and Kitchen Facilities
- ✓ Suitable For A Variety Of Occupiers
- ✓ 4.5m Eaves Height
- ✓ Flexible Lease Term Available Now
- ✓ Good Value
- ✓ Close To Thameslink Railway

### Accommodation

Floor	Sq Ft	Sq M
Unit 2	2,354	218.68
Unit 3 & 4 Ground	3,434	319.03
Unit 3 & 4 First Floor	3,372	313.27
Unit 6	3,062	284.47
Total	12,222	1,135.46

### Terms

A new FRI Lease direct from the Landlord at a quoted rent of £8.00 per square feet, plus VAT for a flexible lease term(s).

### Rateable Value

Any interested parties are advised to make their own enquiries with the non-domestic rates department at St Albans District Council (Telephone 01727 866 100).

### Service Charge

TBC

### Further Information & Viewings via Sole Agents, Cummings Commercial:



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