

# Executive Park

Hatfield Road St Albans AL1 4TA

Warehouse | 1,249 - 1,506 ft<sup>2</sup>



Level access loading



Close to the A1(m), M1 & M25



Allocated on-site parking



Three-phase electricity

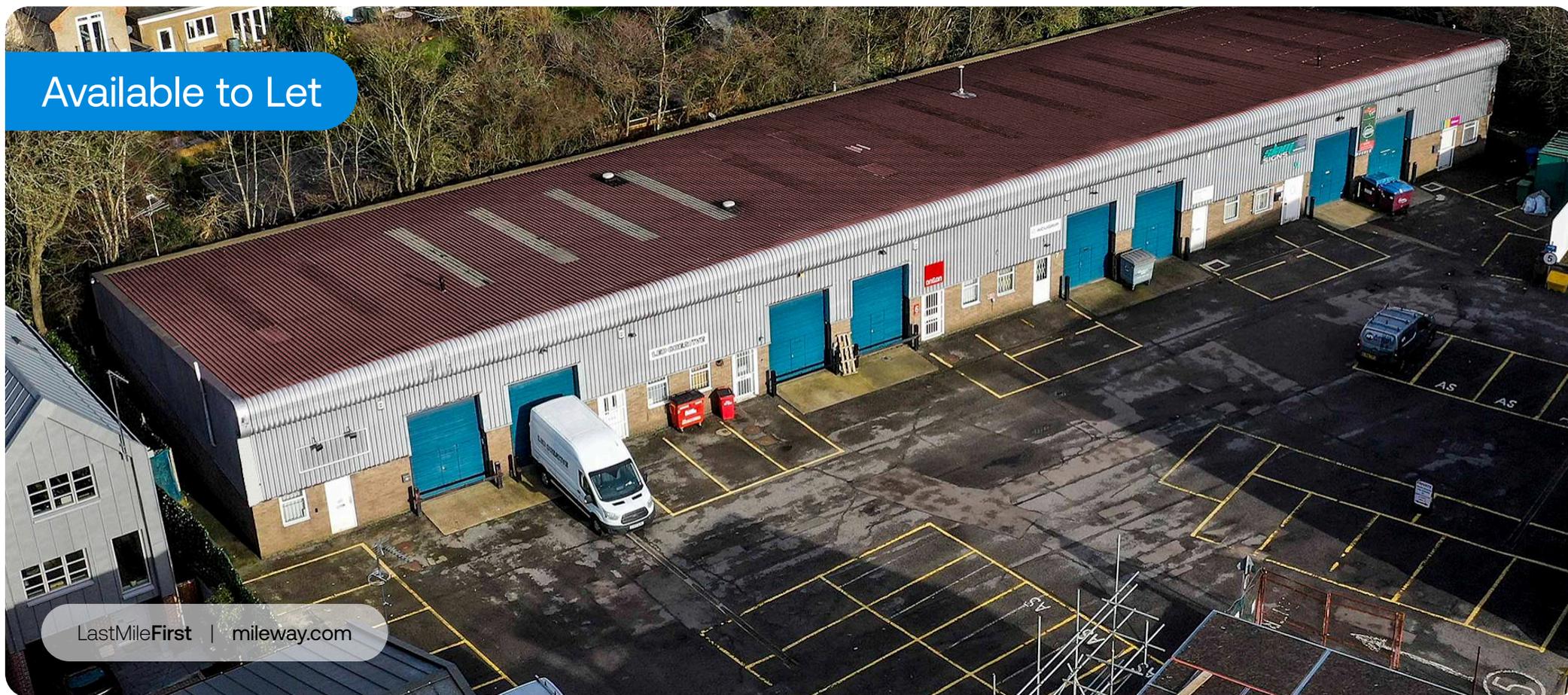


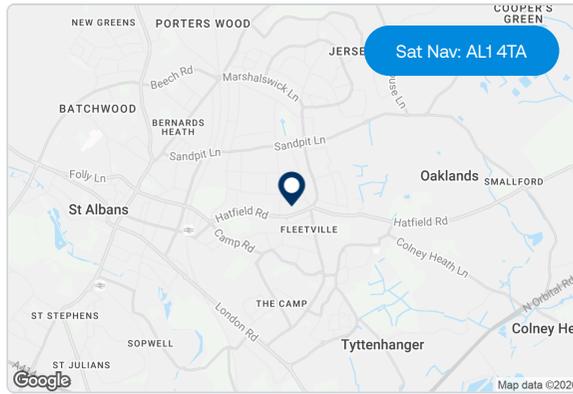
3.65m minimum clear height



Kitchenette facilities

Available to Let





## Description

Executive Park is a gated development of 10 industrial units set around a central courtyard providing access for loading and allocated parking. There are currently two neighboring units that are available individually or can be combined to create 2,755 sq. ft.

Unit 3 Executive Park is an end of terrace light industrial unit that benefits from level access loading to the front, three phase power supply, kitchenette and WC facilities.

Unit 4 Executive Park is a high quality mid-terraced light industrial unit that benefits from a small ground floor office and WC facilities, level access loading and LED lighting throughout.

## Location

Executive Park is located off Hatfield Road and is approximately 1.5 miles from St Albans city centre and mainline train station with Hatfield town centre located approximately 4 miles to the east. The site also benefits from excellent road links with the A414 only 1.5 miles away providing access to the A1(M) which itself is only 3.5 miles away. The access to the site is further enhanced by its proximity to the J22 of the M25 (3.5 miles) and J6 of the M1 (6.5 miles).



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	1,506	Immediately	3,080
Unit 4	Warehouse	1,249	Immediately	2,520
<b>Total</b>		<b>2,755</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

## Further information

**EPC B**  
**Rent**  
 Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
 Available on new full repairing and insuring leases.

**Legal costs**  
 All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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