

# ST ALBANS

MODERN INDUSTRIAL/WAREHOUSE UNIT

\*flexible lease terms available\*



**EXECUTIVE PARK  
HATFIELD ROAD  
AL1 4TA**

- Modern terraced units
- Roller shutter door access
- Three phase power
- Allocated parking



**AITCHISON  
RAFFETY**



**TO LET**

# EXECUTIVE PARK HATFIELD ROAD AL1 4TA



## Location

Executive Park is a small industrial / warehouse development on the north side of Hatfield Road, close to its junction with Ashley Road and Beechwood Avenue, approximately two miles to the east of the city centre. The M1, A1(M) and M25 motorways are all within approximately five miles distance. View this location at [www.streetmap.co.uk](http://www.streetmap.co.uk)

## Accommodation

Units on the estate range in size from 1,236 sq ft to 1,469 sq ft.

The terraced units comprise industrial/warehouse accommodation of steel portal frame construction. There is a mono pitched roof with a maximum eaves height of 16ft to the front of the unit reducing to 12ft at the rear.

The premises principally provide clear warehouse accommodation with a small section to the front providing office accommodation and WC facilities. Access is by means of a 12ft roller shutter door and other amenities include gas central heating, three phase power supply and fluorescent lighting.



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## Terms

Premises are available on terms to be negotiated.

## Rent

Flexible rents to be agreed dependant on lease terms. Details on application.

## Legal Costs

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

## V.A.T.

VAT is payable on the rent.

## Viewings

Strictly by appointment.

Code: G9

**E** 101-125

**101** This is how energy efficient the building is.

