

UNIT 3 VENTURA PARK, HANDLEY PAGE WAY, RADLETT, AL2 2DZ



TO LET 34,918 SQ FT

HIGH BAY WAREHOUSE/LOGISTICS UNIT WITH YARD

12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

LOCATION

Located off Old Parkbury Lane, Unit 3 is located within the popular and well-managed Parkbury/Ventura Park Industrial Estate.

Nearby tenants include Forward Trucking, Hitachi, DPD, Malibu and Franke Coffee Systems.

Ventura Park is strategically located alongside the M25 between Junctions 21 and 22 (3.5 miles) and close to the M1 Junction 6A (3 miles). Radlett station is nearby (2 miles) offering fast rail links into St Pancras International.



DESCRIPTION

Unit 3 is a high bay column free warehouse/logistics unit benefiting from a ground level and dock level loading door arrangement. The warehouse further benefits from a loading canopy, WC block and parking area for HGVs and cars.

The unit recently benefitted from a new roof and will be refurbished prior to completion of a lease.

TERMS

The unit will be available by way of a new lease following completion of the refurbishment works.

ACCOMMODATION

	SQ M	SQ FT
TOTAL	3,244.0	34,918

AMENITIES

- To be refurbished – Available Dec 2023
- HGV and car parking
- 11m clear height
- 3 phase electricity
- WCs block
- 3 x Loading doors with docks
- Strategic London location

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

We understand the property has a Rateable Value of £315,000 however potential occupiers are recommended to make their own enquiries to St. Albans business rates department.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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