



# ventura park

Unit GH

ST ALBANS / AL2 2DB



29,147 Sq Ft  
Distribution Unit To Let





## THE BUILDING

The detached unit consists of a steel portal frame with brick and block elevations, a self-contained yard and a dedicated office parking area.

The unit also benefits from an eaves height of 7.6m, first floor offices and undercroft, along with 3 ground level loading doors. The scheme also benefits from overnight gatehouse security.

## SPECIFICATION



3 electric loading doors



7.6m to eaves



Landscaped environment



Gatehouse security



24/7 Use



PV panels to the roof



EV charging enabled



Heat source pumps



Shower facilities



Comfort cooling/heating



EPC A

## ACCOMMODATION

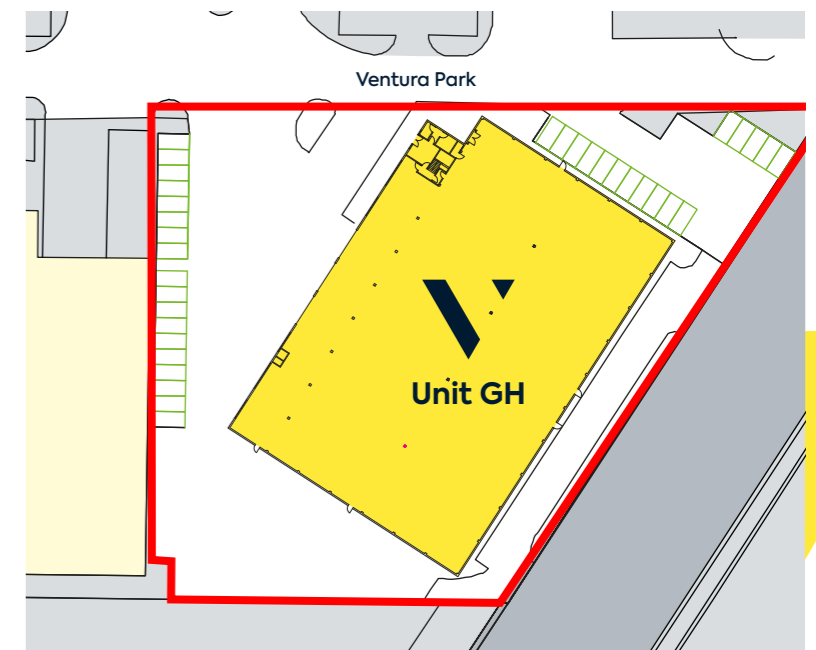
Unit GH	Use	Sq M	Sq Ft
First	Office	132.5	1,426
Ground	Warehouse	2,525.3	27,182
	Reception	50.1	539
<b>Total</b>		<b>2,707.9</b>	<b>29,147</b>

The total site area extends to approx. 1.51 acres. Site coverage 44%.

— Demised car parking



Site plan not to scale. For indicative purposes only.














## THE LOCATION

Located off Old Parkbury Lane, Unit GH is located within the popular and well-managed 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.



## CONNECTIONS

	<b>2</b> miles	Radlett Station 6 mins	
	<b>3</b> miles	M1 Junction 6A 10 mins	
	<b>3.5</b> miles	M25 Junction 21 & 22 8 mins	
	<b>14</b> miles	Enfield 26 mins	
	<b>15</b> miles	Staples Corner 22 mins	
	<b>16</b> miles	Watford 16 mins	
	<b>26</b> mins*	St Pancras International	



\* Journey time taken from Radlett Station.

## VIEWING

Strictly through joint letting agents:

**Sam Vyas**  
sam.vyas@avisonyoung.com  
07962 362 702

**AVISON  
YOUNG**

**Paul Londra**  
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07779 269 290

**TLRE**  
0203 151 1011  
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## TERMS

Upon application.

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07798 690 234

**Ed Thomason**  
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07818 065 276