



UNIT 7
PARKBURY

HANDLEY PAGE WAY / [ST ALBANS](#) / AL2 2DQ

MODERN, DETACHED WAREHOUSE/LOGISTICS UNIT 78,576 SQ FT



TOTAL



High profile, detached building



Self-contained plot of 3.83 acres



4 surface level loading doors



2 dock level doors



10m clear eaves to warehouse



Large secure yard with 40m depth

The property comprises a detached single storey warehouse fronted by offices. It sits within a self-contained site of a little under 4 acres which offers extensive parking and manoeuvring space.

The warehouse is arranged as highly efficient space with a minimum eaves height of 10 metres, with surface and dock loading facilities. The offices are arranged in an open plan layout with full height glazed curtain walling to the front elevation creating very light and airy space. There is lift and stair access to each floor along with ladies and gents WCs to each level. In addition there is a kitchenette/canteen at ground floor.

78,576 sq ft



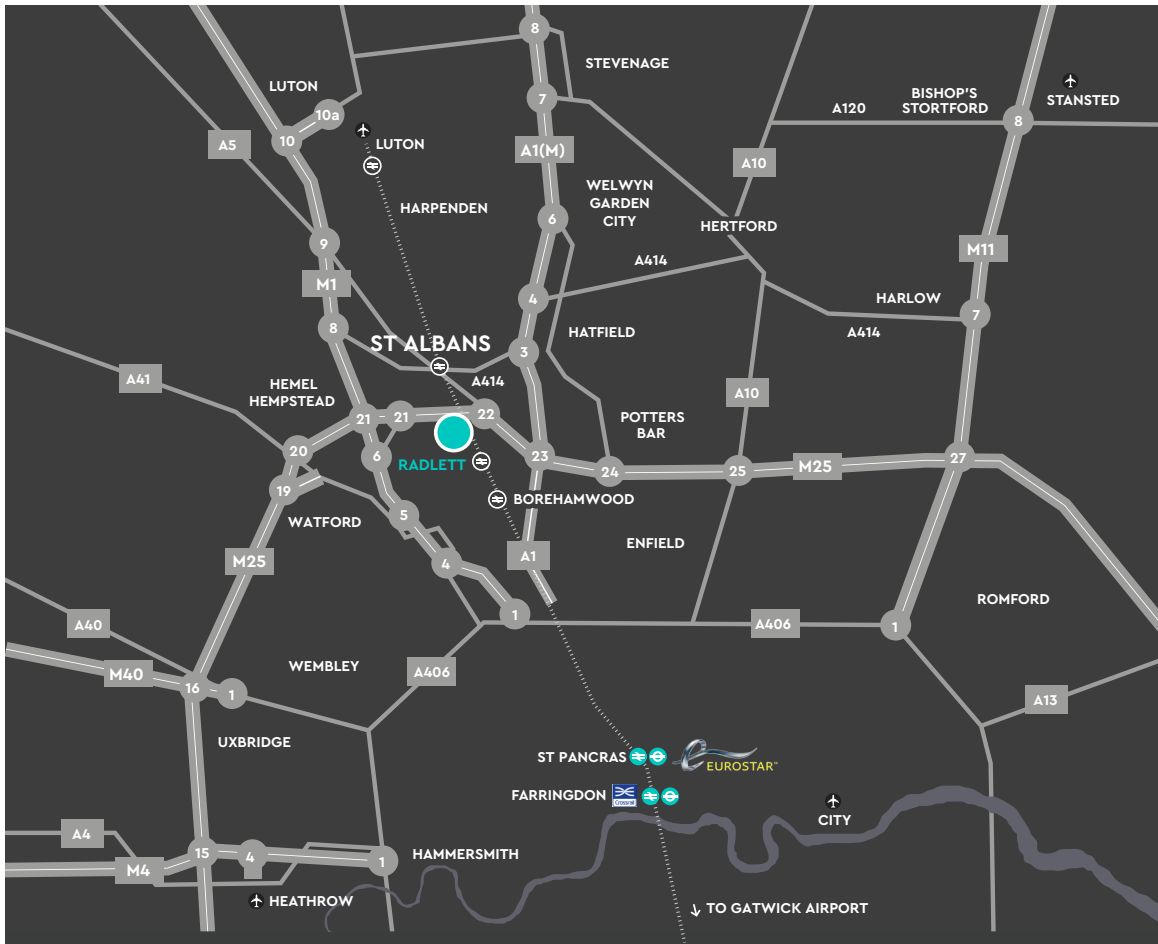


Accommodation:

First floor offices	12,131 sq ft	1,127 sq m
Undercroft/offices	12,414 sq ft	1,153.3 sq m
Factory/warehouse	54,031 sq ft	5,019.6 sq m
Total	78,576 sq ft	7,299.9 sq m

These floor areas are approximate and have been calculated on a gross internal basis. There is the potential to increase the floor area of the building to c. 100,000 sq ft.





The building is highly prominent, directly fronting the A5183 which connects St Albans with Radlett and offers a swift route to Junction 6 of the M1 (5 miles) and Junctions 21 & 22 of the M25 (5 miles).

Radlett station is approximately 1.5 miles from Parkbury from where there are regular connections to London St Pancras International with a fastest journey time of 26 minutes. Luton airport parkway station can be reached on the same line in 19 minutes.

BY ROAD

	MILES
PARK STREET STATION	1.5
RADLETT STATION	1.5
M25 (J22)	3
M25 (J21A)	3
M1 (J6)	3
ST ALBANS	4
LUTON AIRPORT	16
CENTRAL LONDON	19
LONDON STANSTED AIRPORT	40

BY RAIL

FROM RADLETT	MINS
ST ALBANS	4
ST PANCRAS INT'L (Eurostar, Underground)	25
FARRINGDON (Crossrail, Underground)	29
LUTON AIRPORT (150 destinations)	16
BLACKFRIARS (Underground)	34
GATWICK AIRPORT (230 destinations)	88

ST ALBANS

ST ALBANS

Site of proposed strategic rail freight interchange

M25 J22
2 MILES

UNIT 7 PARKBURY
6

M25 J21A
2 MILES

M25

PARK ST
1.5 MILES

RADLETT
1.5 MILES

RADLETT ROAD

OLD PARKBURY LANE

Media Powerhouse

HANDLEY PAGE WAY

HANDLEY PAGE WAY

Louella Belle

Good Ventures

hannaford

FRANKE

mirror
FINISH

BLANCO

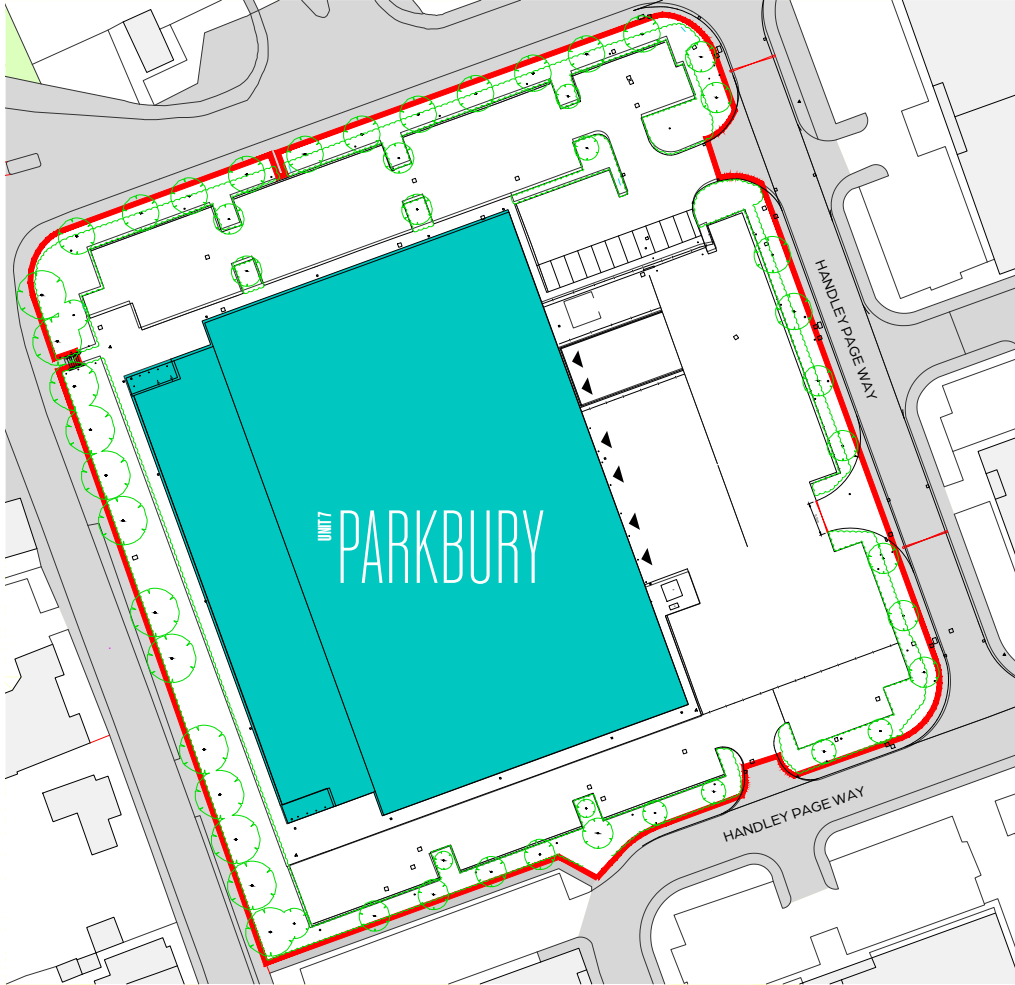
dpd

the floor
hub

INSPIRED

FTS



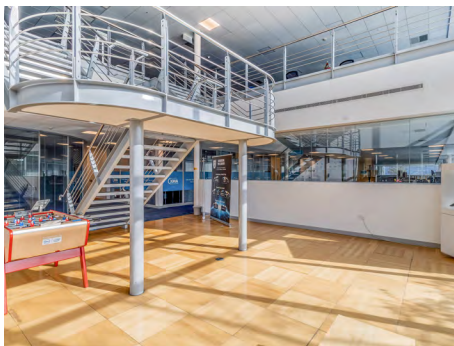


Terms:

The building is offered on a new lease for a term by negotiation, rent on application.

Energy Performance Certificate:

The property has a current EPC rating of D, however various works to improve the energy efficiency of the building are planned with a view to achieving a level B.



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Viewing / strictly by appointment through the joint agents:



PAUL LONDRA

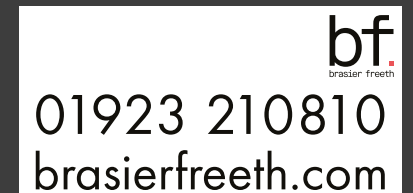
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