

UNIT F VENTURA PARK, RADLETT AL2 2DB



**TO LET: WAREHOUSE UNIT WITH DOCK AND
GROUND LEVEL LOADING DOOR**
29,010 sq ft (2,695.20 sq m)

12-14 Denman Street, London W1D 7HJ
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LOCATION

Ventura Park is an established Logistics/Warehouse location benefiting from a landscaped environment with access to East and Westbound M25 markets but also proximity to the M1 and Park Royal locations. The scheme is on Radlett Road linking to Radlett Village with its shops, cafes and train station with services to Kings Cross St Pancras and St Albans.

Junctions 21 and 22 are 3.9 miles and 3.4 miles away with junction 6a of the M1 being 3.4 miles away. Bus Service 601 stops outside the scheme and provides services to Radlett, Borehamwood and St Albans.

The site is conveniently placed for Stansted Airport, Hemel Hempstead, Watford, Central London as well as M1/M25 locations.



DESCRIPTION

The unit provides modern warehouse space with first floor offices, flexible loading options, a dedicated car parking area and 24 hour use. The warehouse benefits from an eaves height of 7.33m and skylights.

The premises have WC's on ground and first floor with the office entrance via a reception area.

The first-floor offices have suspended ceilings, lighting, carpeting and wall mounted radiators.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	2,535	27,286
First floor office	160.20	1,724
TOTAL	2,695.20	29,010

AMENITIES

- 7.33m eaves
- Dedicated office/staff parking area
- 1 dock level door 1 ground level door
- 24 hour access
- First floor offices

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

Potential occupiers are recommended to make their own enquiries to St Albans LA.

LEGAL COSTS

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

TERMS

The unit is available on a new lease direct from the landlord.

VIEWING

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