

FLEXIBLE LEASE
AVAILABLE

UNIT 7 PARKBURY

HANDLEY PAGE WAY / **ST ALBANS** / AL2 2DQ

MODERN, DETACHED WAREHOUSE/LOGISTICS UNIT 77,800 SQ FT

WAREHOUSE AVAILABLE SEPARATELY





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.

77,800 sq ft



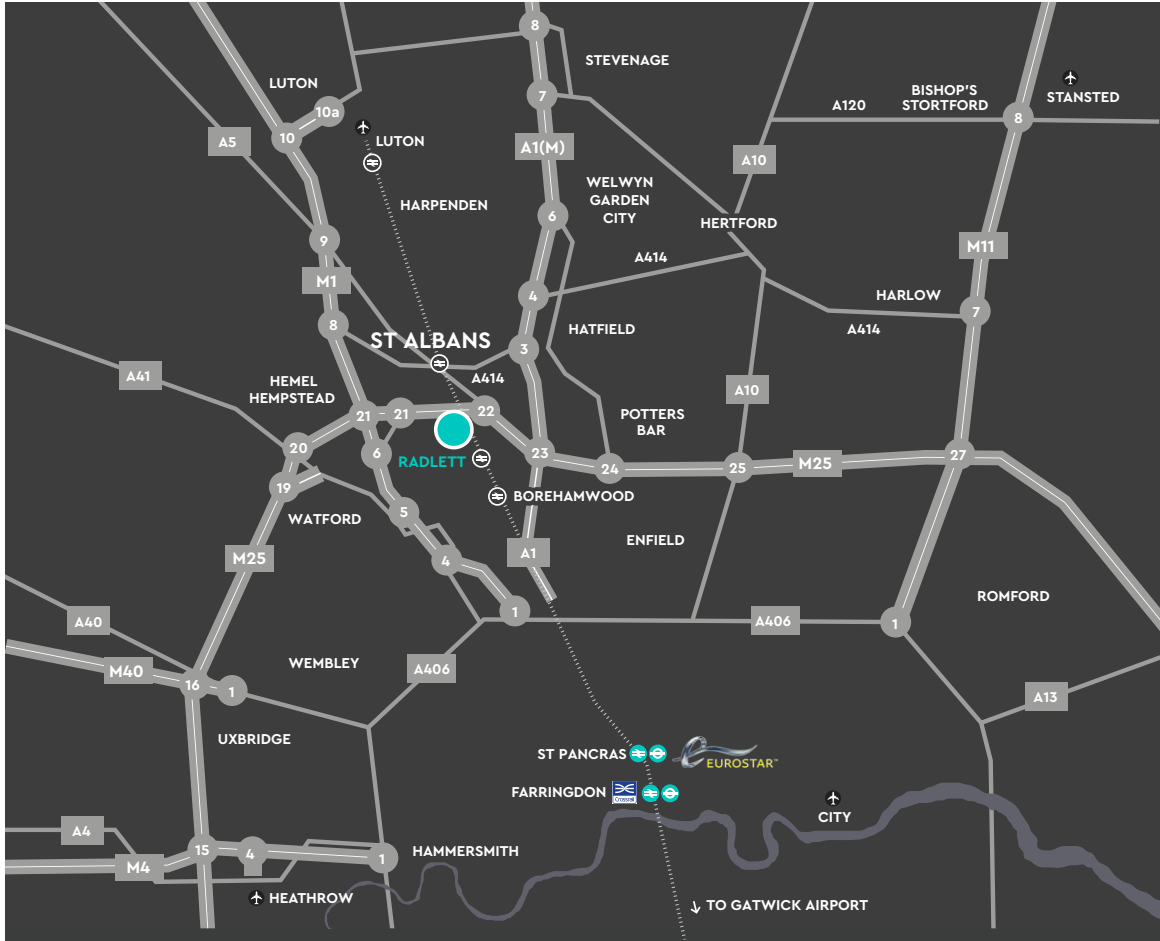
**Accommodation:**

First floor offices	16,338 sq ft	1,518 sq m
Undercroft/offices	16,338 sq ft	1,518 sq m
Factory/Warehouse*	45,124 sq ft	4,192 sq m
Total	77,800 sq ft	7,228 sq m

These floor areas are approximate and have been calculated on a gross internal basis.

*Warehouse available separately.





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

M25 J21A
2 MILES

PARK ST
1.5 MILES

RADLETT ROAD

OLD PARKBURY LANE

Media Powerhouse

HANDLEY PAGE WAY

HANDLEY PAGE WAY

Louella Belle

Good Ventures

hannaford

FRANKE

BLANCO

dpd

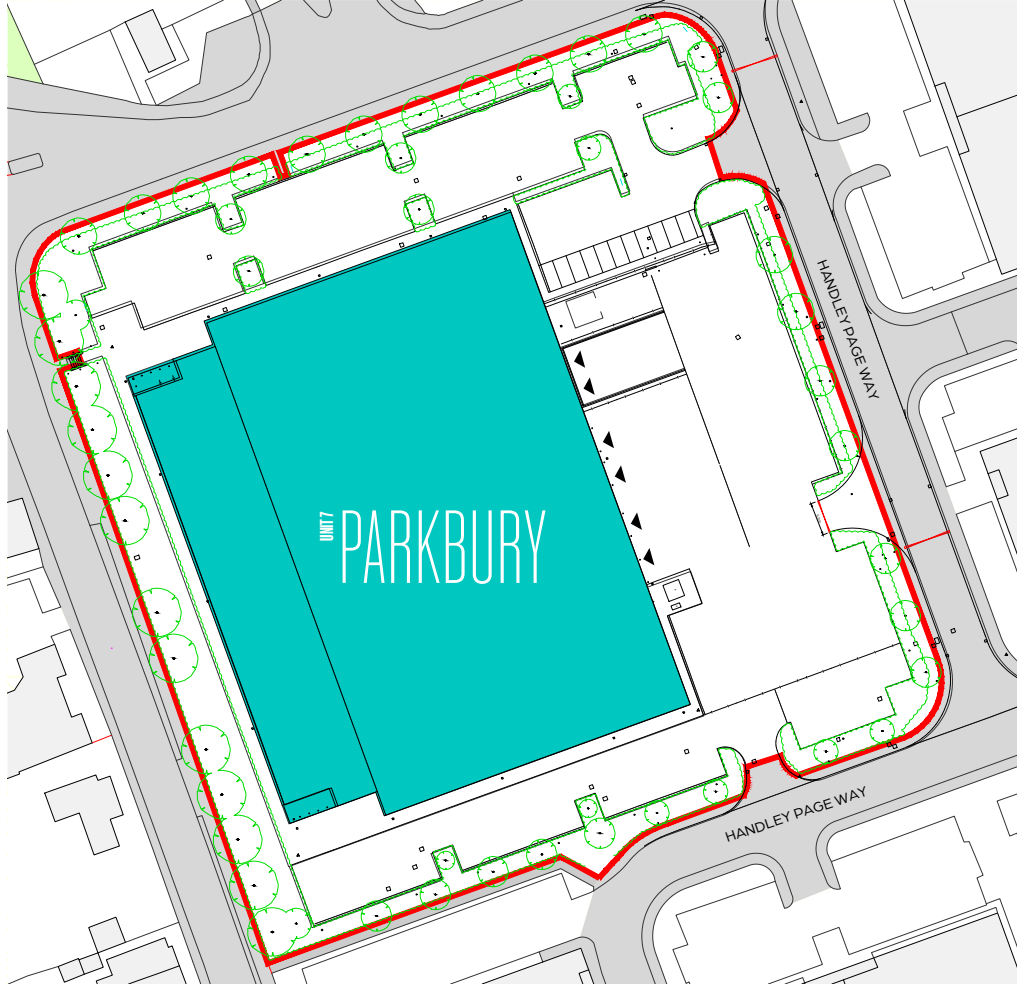
mirror
FINISH

RADLETT
1.5 MILES

M25 J22
2 MILES

UNIT 7 PARKBURY

6



Terms:

Flexible leases and space available.

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

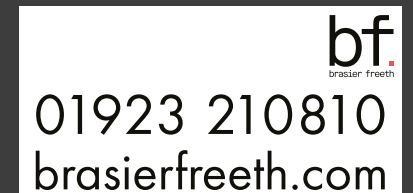
07779 269 290

paul.londra@tlre.co.uk

EDWARD THOMASON

07818 065 276

ed.thomason@tlre.co.uk



GRAHAM RICKETTS

07841 235 185

graham.ricketts@brasierfreeth.com

SARA YASIR-DHILLU

07548 098880

sara.yasir-dhillu@brasierfreeth.com