

UNIT A&B VENTURA PARK, RADLETT AL2 2DB



**TO LET: WAREHOUSE UNIT WITH 4+2
GROUND LEVEL LOADING DOORS**
35,479-68,304 sq ft (3,295-6,345.60 sq m)

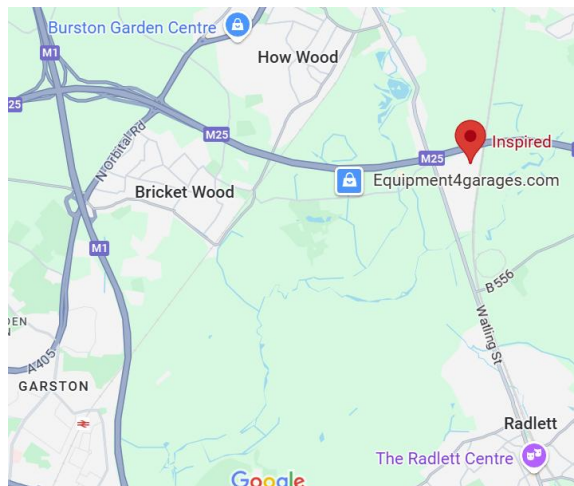
12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

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

Unit A&B is a standalone unit with flexible loading options, in addition to a generous yard and parking provision. The unit provides modern warehouse space with first floor offices, undercroft and reception area. Unit A has 4 loading doors whilst Unit B has 2 ground level doors. The unit benefits from a dedicated car parking area and 24 hour use. The warehouse has an eaves height of 7.3m and skylights panels.

The first-floor offices have WCs and a kitchenette. Photos show unit prior to current tenant occupation.

ACCOMMODATION (GEA)

	SQ M	SQ FT
Warehouse & gd floor: A	3069.70	33042
First floor office: A	226.40	2437
Warehouse & gd floor: B	2823.50	30,392
First Floor office B	226.0	2433
TOTAL	6345.60	68,304

AMENITIES

- 7.3m clear height rising to 12.3 at the ridge
- Dedicated office/staff parking area
- 6 ground level doors in total
- 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 units can be available either separately or jointly on a new lease direct from the landlord by agreement.

VIEWING

Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk

Joint Agent: BNP
Name: Sam Vyas
sam.vyas@realestate.bnpparibas

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