



## Warehouse, Offices and Open Storage - To Let

### Unit 65

Coursers Farm, Coursers Road, Colney Heath, AL4 0PD

Office, Open Storage,  
Warehouse

## TO LET

**18,152 sq ft**

(1,686.38 sq m)

- Quick access to M25 (J22)
- M1 (J6a) less than 6 miles
- Two electric roller shutter doors
- Clear internal eaves 4.5m
- Column free space
- Additional workshop/stores
- High quality portacabin offices
- 0.26 acre open storage
- On site parking
- Secure fenced and gated site

# Unit 65, Coursers Farm, Coursers Road, Colney Heath, AL4 0PD

## Summary

Available Size	18,152 sq ft
Rent	£200,000 per annum
Rates Payable	£2.41 per sq ft
Rateable Value	£80,000
Service Charge	N/A
VAT	To be confirmed
Estate Charge	TBC
EPC Rating	Upon enquiry

## Description

The property comprises a column free warehouse/light industrial unit benefitting from 4.5m eaves and two electrically operated roller shutter doors. There is a further stores/workshop building adjacent to the main warehouse which leads on to an external open storage area of approx. 0.26 acre. The office accommodation is formed from high quality portacabin units.

## Location

Coursers Farm is located on Coursers Road, which links the village of Colney Heath with the M25 at J22. The property is approx. 1.6 miles from J22 so offers quick access to the national motorway network. J6a of the M1 is less than 6 miles west whilst the A1(M) at South Mimms is less than 4 miles to the east.

## Accommodation

The accommodation comprises the following areas:

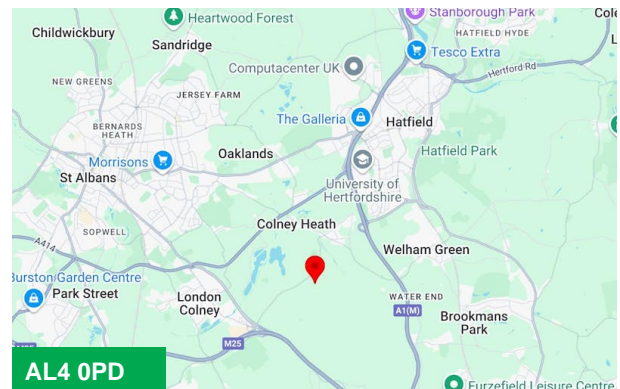
Name	sq ft	sq m
Ground - Warehouse	15,216	1,413.61
Ground - Stores	1,494	138.80
Ground - Offices	1,442	133.97
<b>Total</b>	<b>18,152</b>	<b>1,686.38</b>

## Viewings

Strictly by appointment via the sole agents.

## Terms

The property is available to let on a new lease direct from the landlords.



## Viewing & Further Information

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### Stimpsons

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