



- Industrial / workshop
- Formerly motor trade use
- Situated off of Hatfield Road with easy access to the A1(M), M25 & A414
- Minimum eaves height of 3.67m rising to 4.16m
- Up to 8 parking spaces to front
- Driveways each side for additional parking / storage or loading access

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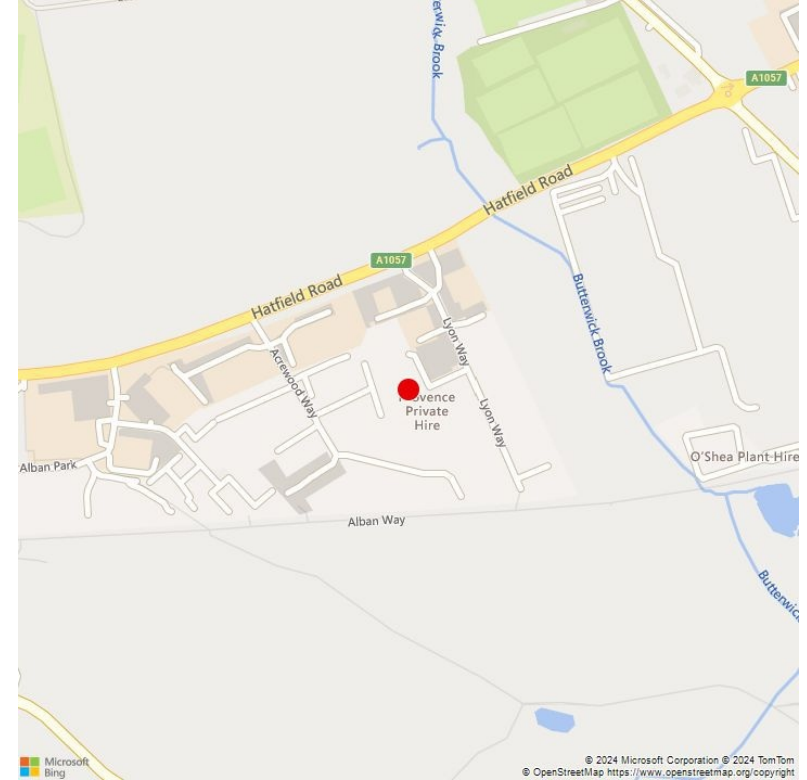
Former ATS Unit, Lyon Way, St. Albans, Hertfordshire, AL4 0LQ

Industrial unit with offices

Approx. 6,201 Sq Ft (576.07 Sq M)

**For Sale/
To Let**

Former ATS Unit, Lyon Way, St. Albans, Hertfordshire, AL4 0LQ



Description

A workshop/industrial unit with offices benefitting from a minimum eaves height of 3.67m rising to 4.16m at the rear and three roller shutters with the front being 8m wide x 3.47m high. The offices are to the front elevation along with a kitchen and WCs. Externally there is parking for up to 8 cars to the front forecourt and there are driveways to either side giving access for loading, external storage or additional parking.

Location

Situated off of Hatfield Road between St Albans and Hatfield:

A1(M) (Junction 3) 2 miles

A414 1.5 miles

M25 (Junction 22) 3 miles

Floor Area

Industrial/workshop	5,642 Sq Ft	524.14 Sq M
Offices	559 Sq Ft	51.93 Sq M
Total	6,201 Sq Ft	576.07 Sq M

Price/Rent

£2,300,000 /£99,950 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £58,500 with rates payable in the order of £29,952 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Band D (76)

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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