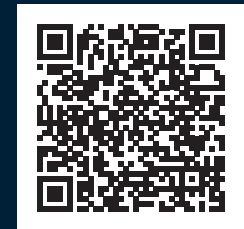




# St Albans

**TO LET** | Hertfordshire AL1 5UG

- 10 new industrial and trade counter units
- 4,349 sq ft – 6,555 sq ft
- Available Q3 2026



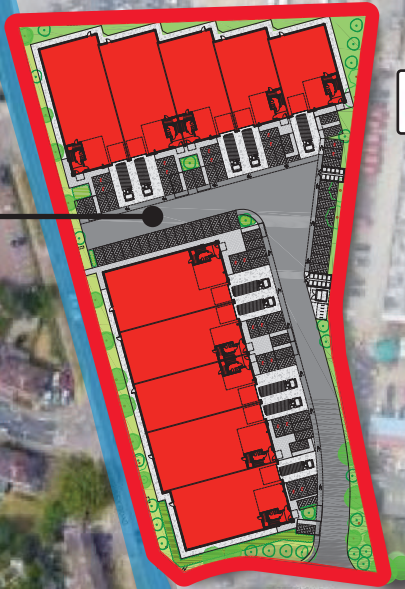
/// [buddy.secret.digs](https://buddy.secret.digs)



← Hemel Hempstead  
5.9 miles

Hatfield →  
5.6 miles

TradeCity



Gates  
Ford

versoCare

selco BUILDERS WAREHOUSE

nabco

BATTLE KART  
Leisure Facility

HOWDENS

CITY  
PLUMBING

BRIAN ROBSON  
COACHWORKS  
RESTORATION REPAIR SPECIALISTS

Royal Mail

SWP  
STEVEN WEBSTER PLASTER

ELSONS  
TOOLS & BUILDERS HARDWARE

FOCUS BRANDS

Anglian

Home Counties  
Couriers

SETNiX  
A SETENA ITI ESTIMANAVY

ETHER NDE

Ashley Road

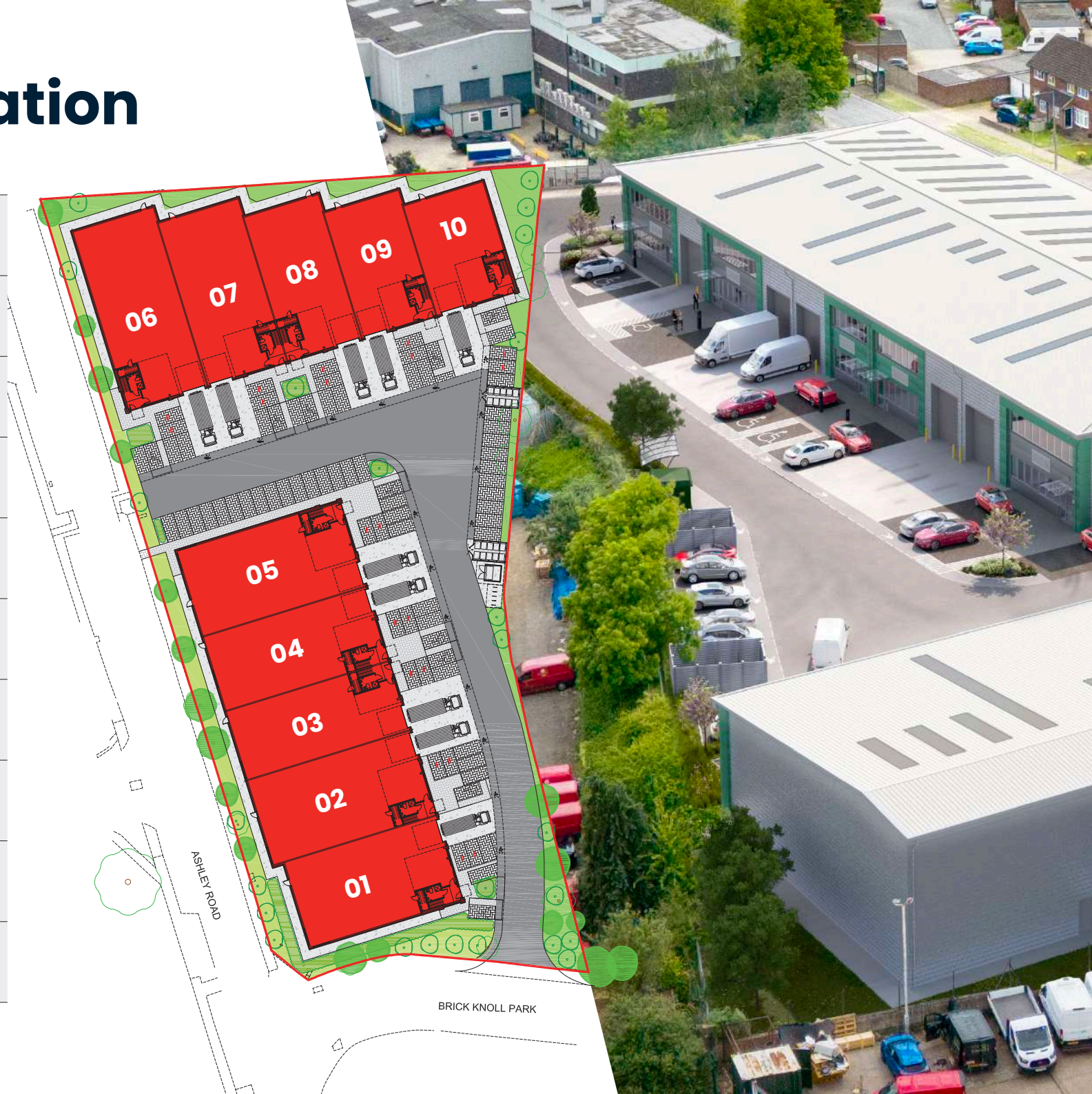
Ashley Road

The Site



# Accommodation

	Sq ft	Sq m
<b>Unit 1</b>	<b>6,071</b>	<b>564</b>
Ground	5,156	479
First	915	85
<b>Unit 2</b>	<b>6,308</b>	<b>586</b>
Ground	5,382	500
First	926	86
<b>Unit 3</b>	<b>5,038</b>	<b>468</b>
Ground	4,370	406
First	667	62
<b>Unit 4</b>	<b>5,458</b>	<b>507</b>
Ground	4,704	437
First	754	70
<b>Unit 5</b>	<b>6,459</b>	<b>600</b>
Ground	5,501	511
First	958	89
<b>Unit 6</b>	<b>6,555</b>	<b>609</b>
Ground	5,684	528
First	872	81
<b>Unit 7</b>	<b>5,899</b>	<b>548</b>
Ground	5,059	470
First	840	78
<b>Unit 8</b>	<b>4,952</b>	<b>460</b>
Ground	4,198	390
First	754	70
<b>Unit 9</b>	<b>4,424</b>	<b>411</b>
Ground	3,671	341
First	754	70
<b>Unit 10</b>	<b>4,349</b>	<b>404</b>
Ground	3,520	327
First	829	77

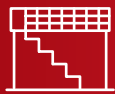


Approx. GEA areas. Units can be combined

# Units 1 – 5

5,038 – 6,459 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
<b>Unit 1</b> Ground First	<b>6,071</b> 5,156 915	<b>564</b> 479 85	<b>8</b>
<b>Unit 2</b> Ground First	<b>6,308</b> 5,382 926	<b>586</b> 500 86	<b>9</b>
<b>Unit 3</b> Ground First	<b>5,038</b> 4,370 667	<b>468</b> 406 62	<b>8</b>
<b>Unit 4</b> Ground First	<b>5,458</b> 4,704 754	<b>507</b> 437 70	<b>8</b>
<b>Unit 5</b> Ground First	<b>6,459</b> 5,501 958	<b>600</b> 511 89	<b>9</b>



First Floor Mezzanine



Electric loading doors



6.5m clear height



Units can be combined



100 kVA power supply per unit



High quality exterior finish



Fibre broadband



Floor loading 37.5kN sq m



WC and shower facilities

Click to review each unit in more detail

[Unit 1 - 5](#)

[Unit 6 - 10](#)










ASHLEY ROAD



# Units 6 – 10

4,349 – 6,555 sq ft

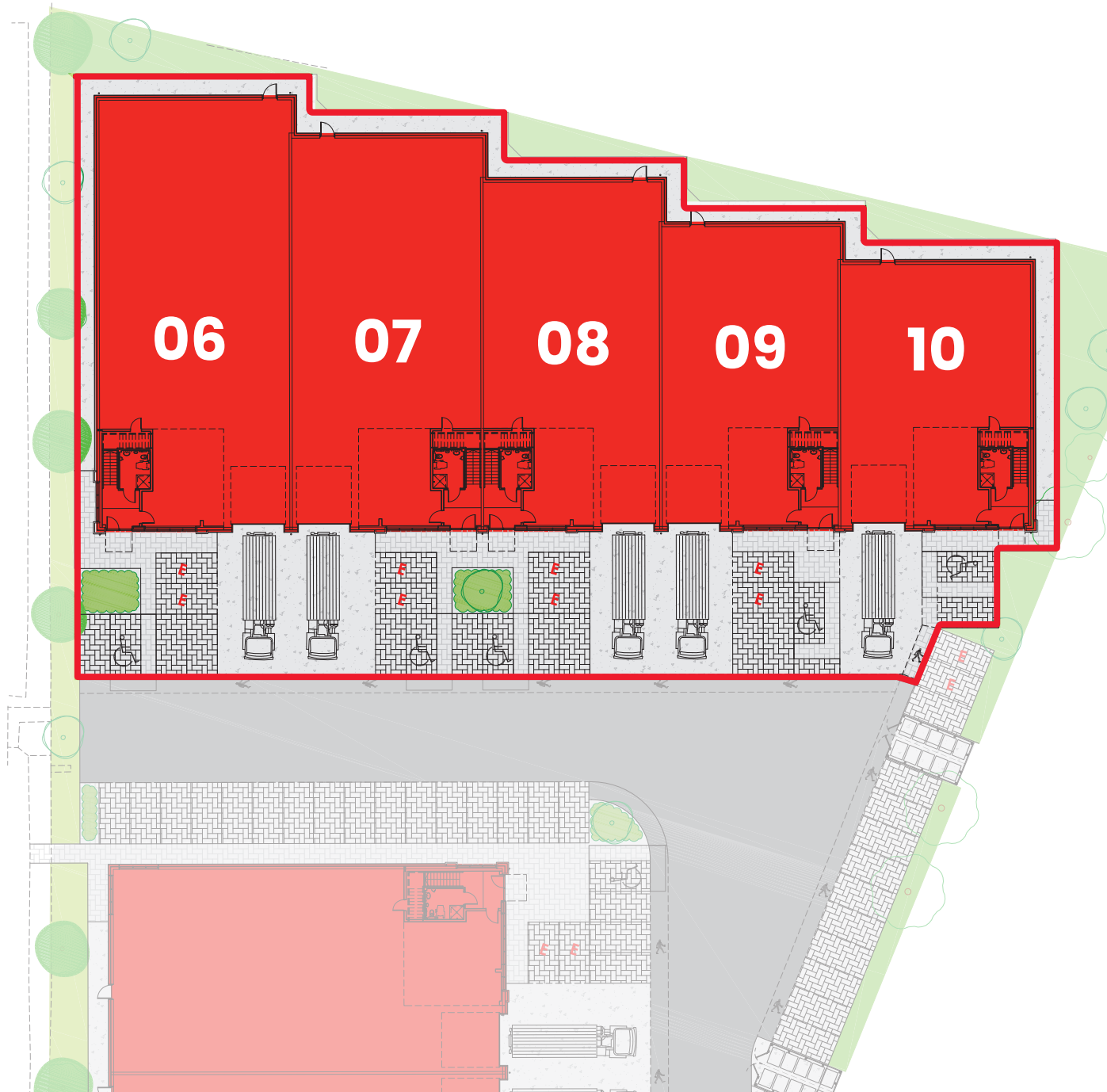
	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
<b>Unit 6</b>	<b>6,555</b>	<b>609</b>	<b>8</b>
Ground	5,684	528	
First	872	81	
<b>Unit 7</b>	<b>5,899</b>	<b>548</b>	<b>7</b>
Ground	5,059	470	
First	840	78	
<b>Unit 8</b>	<b>4,952</b>	<b>460</b>	<b>7</b>
Ground	4,198	390	
First	754	70	
<b>Unit 9</b>	<b>4,424</b>	<b>411</b>	<b>7</b>
Ground	3,671	341	
First	754	70	
<b>Unit 10</b>	<b>4,349</b>	<b>404</b>	<b>7</b>
Ground	3,520	327	
First	829	77	

-  First Floor Grade A Fitted Offices
-  Electric loading doors
-  6.5m clear height
-  Units can be combined
-  90 kVA – 100 kVA power supply per unit
-  High quality exterior finish
-  Fibre broadband
-  Floor loading 37.5kN sq m
-  WC and shower facilities

Click to review each unit in more detail

[Unit 1 – 5](#)

[Unit 6 – 10](#)





**High quality  
trade and  
industrial units**



# Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.



Target BREEAM rating Very Good



Solar PV panels



Cycle storage



Electric vehicle charging



Energy efficient LED lighting



Life Cycle Analysis (LCA)



Sustainable construction materials



Highly efficient building, reducing costs



Target EPC Rating - A



8-10% Natural lighting from roof



Fresh air ventilation



**Built for efficiency**

Reducing environmental impact

Image: Trade City Luton

# Travel Distances

Trade City St Albans is located on Ashley Road on the established Brick Knoll Park.

St Albans City Railway Station is located approximately 1.1m west of the site. The station is operated by Thameslink, with regular services to Bedford, Gatwick Airport, Sutton (London), Brighton and Luton. St Albans Abbey Railway Station is located approximately 2.1m southwest of the site and provides regular links to Watford Junction.

Destination	Miles	Time
A1 (M) (J8)	3.5 miles	8 mins
M25 (J21)	3.4 miles	12 mins
M1 (J8)	5.5 miles	12 mins
Hatfield	5.6 miles	16 mins
Hemel Hempstead	5.9 miles	13 mins
Watford	6.5 miles	20 mins
Luton Airport	12 miles	21 mins
Heathrow Airport	26 miles	39 mins

## Travelling by road

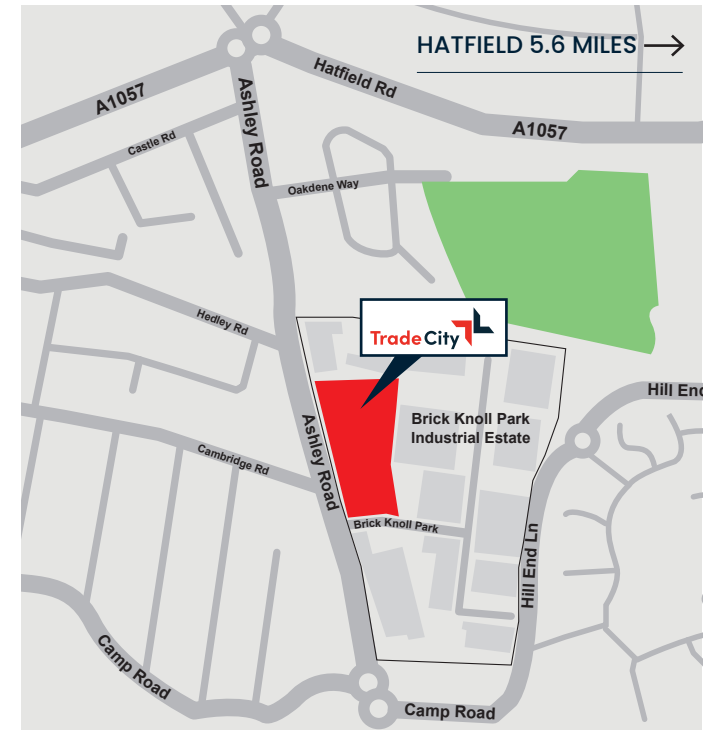
- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

## Travelling by rail

- St Albans benefits from direct train services to London St Pancras in 20 minutes
- 1.2 miles from St Albans City Station
- Cycle in 10 minutes
- Walk in 25 minutes

## City Centre to Site

- 1.8 miles from High Street
- Cycle in 16 minutes
- Walk in 35 minutes



**SatNav**

St Albans  
Hertfordshire  
AL1 5UG

what3words  
buddy.secret.digs

# Contacts



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. February 2026.