

**DOCK & LEVEL  
ACCESS  
DOORS**



**TO LET - Under Refurbishment**

**29,010 sq. ft. (2,695.2 sq.m)**

**Unit F Ventura Park, Old Parkbury Ln, Colney Street, St Albans AL2 2DB**

**AVISON  
YOUNG**



29,010 Sq. Ft.



7.4m Eaves Height



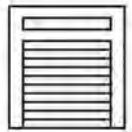
Secure Site



Two Storey Office Space



M25



Wide Loading door 5.5m



1 Dock Level Door  
1 Level Loading Door



PV Panels  
(in refurb)



Apex height 12m

## Unit F Ventura Park, Old Parkbury Ln, Colney Street, St Albans AL2 2DB

### Site Description

The property forms part of Ventura Park an established North London business park. The unit will be refurbished from August 2025 to provide a high quality specification including the following features :-

- 7.4m eaves height rising to 12m apex height
- 1 level access loading door (width 5.5m)
- 1 Dock level access door
- Large car parking area
- Refurbished Two Storey office space
- Additional amenity, kitchen and refurbished WC's
- PV Panels on the roof
- LED Warehouse lighting & LED censored office lighting
- EV Car charging points

### Location

Ventura Park is strategically located alongside the M25 between Junctions 21 and 22 (3.5 miles) and close to the M1 Junction 6A (3 miles). Radlett Station is nearby (2 miles) offering fast rail links into St Pancras International.

The site benefits from the following connections via road :-

- |   |           |
|---|-----------|
| <input type="checkbox"/> Central London | 18 miles  |
| <input type="checkbox"/> Watford        | 4.6 Miles |
| <input type="checkbox"/> Park Royal     | 16 miles  |
| <input type="checkbox"/> St Albans      | 5 miles   |

### Quoting Terms

Available on application to the marketing agents.

### Use

Use Class Former B1(c), B2 & B8 use class.

### VAT

VAT will be charged at the standard rate.



Unit F Ventura Park, Old Parkbury Ln, Colney Street, St Albans AL2 2DB



# Get more information

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is white and is framed by two horizontal white bars, one above and one below the text.

**Chris Proctor**  
+44 (0)7798690234  
[Chris.proctor@avisonyoung.com](mailto:Chris.proctor@avisonyoung.com)

**Sam Vyas**  
+44 (0)7962362708  
[Sam.Vyas@avisonyoung.com](mailto:Sam.Vyas@avisonyoung.com)

**Saffron Harding**  
+44 (0)7786 419663  
[Saffron.harding@avisonyoung.com](mailto:Saffron.harding@avisonyoung.com)

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

[avisonyoung.com](http://avisonyoung.com)

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is white and is framed by two horizontal black bars, one above and one below the text.