



**CHARACTERFUL BUSINESS SPACE SUITABLE  
FOR A RANGE OF USES INCLUDING  
OFFICES, RETAIL OR LEISURE  
2,000 - 4,692 SQ FT**

**Rent: £50,000 - £117,500  
p.a.**

**Old Electricity Works  
Campfield Road  
St Albans  
Hertfordshire  
AL1 5HT**

- Prime new development/ part refurbished
- Characterful development
- Close proximity to own centre and station
- Open-plan space to be fitted out and finished to occupier requirements
- Divisible into units from around 2,000 sq ft

# OLD ELECTRICITY WORKS , CAMPFIELD ROAD, ST ALBANS, HERTFORDSHIRE, AL1 5HT

## Location

Campfield Road is an established commercial area within easy walking distance of St Albans City Railway Station.

The cathedral town of St Albans is an extremely popular commercial location. Transportation links are superb being within close proximity to junctions of the M1, M25 and A1(M).

St Albans has a very attractive town centre with an excellent rail service to London St Pancras (approx 21 minutes) and via Thameslink to Gatwick and the south coast.

Luton airport is conveniently close and Heathrow and Stansted are easily accessible.

## Tenure

The offices are available for sale virtual freehold or for rental ( for the entirety or proportionate sub-division)

Rent £117,500 p.a.

## Service Charge

There will be a service charge for the structure external and common services. Approximately £1 psf pa.

## Business Rates

The property is yet to be assessed.

## Legal Costs

Each Party to bear their own legal costs.

## Accommodation

Forming part of a brand new exclusive residential development the newly created ground floor commercial space is available and suitable for a range of uses.

The space is entirely open plan and fitted out in shell form allowing for a future tenant to make the space their own. The landlord will fit out to individual requirements.

There is a entrance leading directly off Campfield Road which is prepared with services the services connections are ready for fit out and drainage outlets ready for a fitout.

The is suitable for a range of uses from traditional office space through to retail, leisure and health & fitness.

Floor Areas (approx. NIA)		Sq Ft
Ground Floor	from 2,000 sq ft	4,692
<b>TOTAL</b>		<b>4,692</b>

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).



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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.