



EXCEPTIONAL CONTRACTORS YARD 1.08 ACRES

Rent: £275,000 p.a.

Yard
Moor Mill Lane
Colney Street
Radlett
Hertfordshire
AL2 3UA

- Full Coverage Concrete Hardstanding
- Palisade Fencing and Flood Lighting
- 6m Entrance with Electrical Barrier
- Very High Specification Site Office
- Workshop with Two Large Shutters

YARD, MOOR MILL LANE, COLNEY STREET, RADLETT, HERTFORDSHIRE, AL2 3UA

LOCATION

This is a highly accessible location close to the M25 (J21 & 22) and M1 (J6 & 6a) between Radlett, Watford and St. Albans.

Radlett and Park Street stations provide a fast Thameslink service to London St. Pancras. The site is situated a very short distance away from the A5/ Watling Street north of Radlett and just south of the major Parkbury / Ventura Park developments.

Heathrow, Luton and Stanstead airports are all within easy reach.

ACCOMMODATION

The site occupies a prominent position a short distance down Moor Mill Lane and benefits from a wide open access road suitable for full size HGVs.

The property benefits from a full concrete surface including interceptor and perimeter upstands topped with palisade fencing and flood lighting.

Immediately on the left as you enter the property via the 6 meter wide electronically operated sliding gate there is a 1,625 sqft high quality and recently refurbished site office including modern glass partitioning, kitchen and shower. There is air-conditioning throughout the entire area.

To the right there is a 2,298 sqft industrial unit / workshop benefitting from two operational shutter doors. Within the workshop there is a partial mezzanine of 704 sqft.

Features include: -

6m wide electronically operated sliding entrance gate.
Full palisade security fencing
Heavy duty concrete yard surface and interceptor.
24/7 access
Floodlighting across the whole compound
Very close proximity to M25.

FLOOR AREAS (approx.)	Acres
Site	1.08
Office	1,625
Workshop	2,298
TOTAL	1.08

TERMS

The site is to be let on a new lease for a term to be agreed.

SERVICE CHARGE

There are no service charges. The property is accessed directly off the public highway.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment but to be confirmed at £189,000.

EPC

To be confirmed.

KVA CAPACITY

There is a 3-phase electrical supply with 100amps a phase.



For further information please contact:-

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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. 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.

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