



- Fitted car repair and services workshop
- Ground floor light industrial unit
- Use Class B2
- Roller shutter loading door
- 3 car parking spaces
- Established trading location
- 1 mile north of St Albans City Centre
- Three phase power

Alex.Strazza@argroup.co.uk

01727 843232



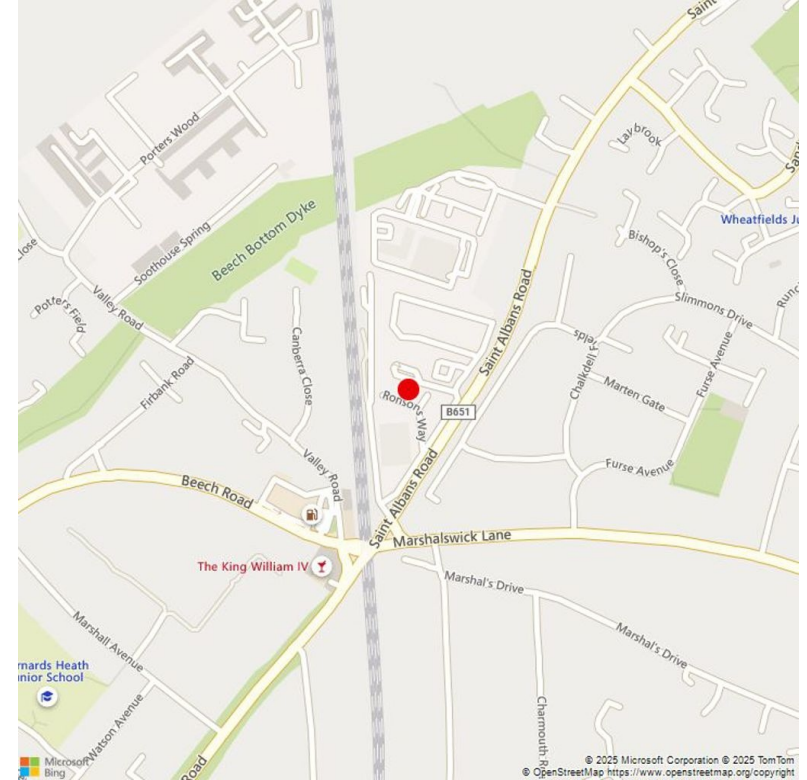
Unit 8 Metro Centre, Ronsons Way, St Albans , Hertfordshire, AL4 9QT

End of Terrace Car Repair and Service Unit

Approx. 1,008 Sq Ft (93.64 Sq M)

To Let

Unit 8 Metro Centre, Ronsons Way, St Albans , Hertfordshire, AL4 9QT



Description

The property comprises an end of terrace unit, which is arranged over the ground floor with a WC and storage room at the rear of the unit. The building benefits from an manual roller shutter door, measuring 2.9 meters in height.

The unit is currently fitted as car repair and service workshop and includes a two post four point car lift and compressor. There is room to install a secondary car lift at the front of the unit. The unit also benefits from a minimum eaves height of 5.8 meters extending to 6.4 meters. Externally there are three car parking spaces.

Location

Situated off of Ronsons Way within an estate of similar units, 1 mile north of St Albans City Centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5 Miles
A1 (M)	5 Miles
M25 (Junction 21a)	5.5 Miles
M1 (Junction 9)	6.5 Miles
A414	4 Miles

Rent

£25,000 per annum exclusive

Floor Area

Ground floor workshop 1,008 Sq Ft 93.64 Sq M

Terms

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

Business Rates

From online enquiries, we understand the current rateable value is £16,750 with rates payable in the order of £8,358 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

Each party is to pay their own legal costs.

Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk or Joe Richardson, 01727 843232, joe.richardson@argroup.co.uk

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