

3 Handley Page Way |  
Parkbury | Radlett |  
AL2 2DQ

Warehouse Unit | To Let |  
7,876 Sq.ft



### Key features

- 6.8m clear eaves
- Separate rear loading with a secure yard
- Good quality offices
- Excellent road communications
- Ladies & gents WCs at ground & first floors
- Shower
- Solar panels to be installed
- EV charging points to be installed



## 3 Handley Page Way | Parkbury | Radlett | AL2 2DQ

### Description

Unit 3 is a high quality semi-detached building with office access to the front and dedicated loading to the rear, where a secure yard with palisade fencing has been created.

Offices are provided at first floor, with reception facilities at ground. The warehouse is arranged as clear span space with an eaves height of approx. 6.8m. Demised parking is provided to the front and rear.

### Accommodation

Ground floor warehouse	6,084 Sq.ft	565.2 Sq.m
First floor office	1,792 Sq.ft	166.5 Sq.m
<b>TOTAL</b>	<b>  7,876 Sq.ft</b>	<b>  731.7 Sq.m</b>

These floor areas are approximate and have been calculated on a gross external basis.

### Rates

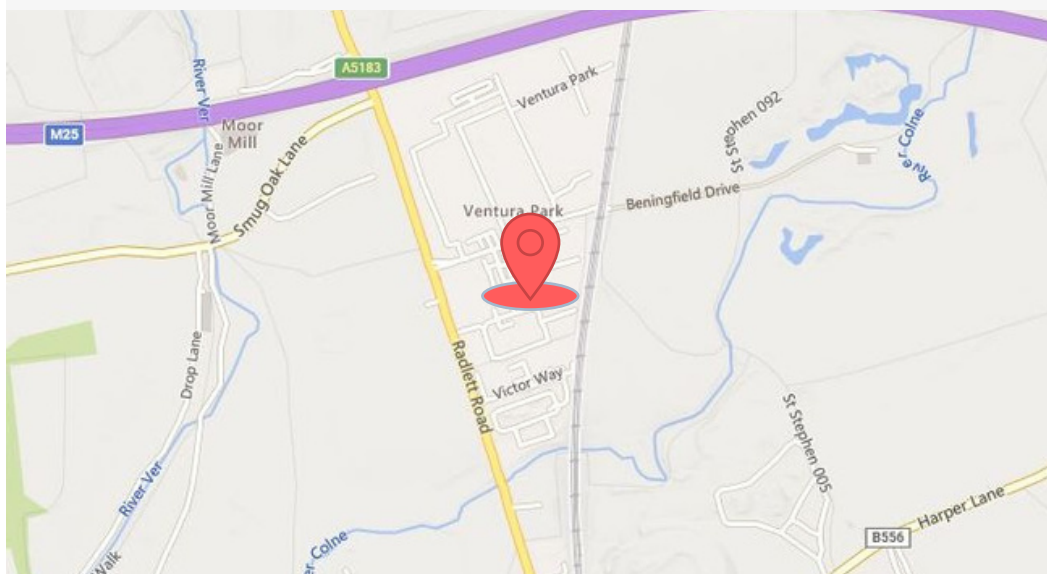
The VOA website shows an entry in the 2023 Rating List of £95,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, St Albans City & District Council – 01727 819270.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Location

Situated off Old Parkbury Lane, the unit is located within the established Parkbury estate, with nearby tenants including DPD, UK Mail, Viglen and Franke Coffee Systems. Parkbury is strategically located alongside the M25 between Junctions 21 & 22 which are 3.9 miles and 3.4 miles distance respectively. The M1 (Junction 6a) is 3.4 miles away. Radlett station is 2 miles south, from where there are fast rail links to St Pancras International.



### EPC

Under re-assessment.

### Tenure

The unit is offered to let on a new lease for a term by negotiation.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Rent

Rent on application.

### For viewings contact

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