

NORTH ORBITAL COMMERCIAL PARK

ST ALBANS | NAPSURY LANE | AL1 1XB

February 2021,

SUBJECT TO CONTRACT

RE: NORTH ORBITAL COMMERCIAL PARK, (NOCP) NAPSURY LANE, ST ALBANS, AL1 1XB

NOCP comprises 28 units and following recent lettings we now have 3 units available, units 6 and 25 have already been comprehensively refurbished and unit 6 is under offer. Unit 17 which has 2 self-contained yards has recently been refurbished and work has now commenced on unit 7 which also has a palisade fenced and gated secure yard.

Unit 17: 20,844 sq ft Refurbished to let at £10.95psf

Unit 7: 15,600 sq ft To be refurbished available to let April 2021 at £11.75psf

Unit 4: 7,885 sq ft **LET June 2020**

Unit 11: 6,636 sq ft **LET July 2020**

Unit 25: 5,750 sq ft Refurbished to let at £11.75 psf

Unit 6: 6,087 sq ft **Under Offer**

The units provide the following specification/amenities:

- New aluminium double glazed windows
- 6m eaves height
- Full height electric loading doors
- High bay lighting to warehouse
- **Units 7 & 17 have secure gated yards**
- Male and female wc's
- Re-carpeted and redecorated offices with new LED lighting
- Adjacent A414 providing excellent dual carriageway access to the A1(M) Jct 3, M25 Jct 22 and 21a, M1 Jct 7 and 8

On behalf of my client CBRE Global Investors I enclose our new brochure which also has a drone video link providing a tour of the immediate area and estate/internals. Should you require any further information or wish to arrange a viewing then please telephone me on 07711 535581 or my joint agent James Saxby at JLL on 07801 667692 or the new website address: www.nocpstalbans.co.uk

Kind regards
Yours sincerely

Paul Gallagher
paul.gallagher@kirkbydiamond.co.uk



01727 575445