

ST ALBANS

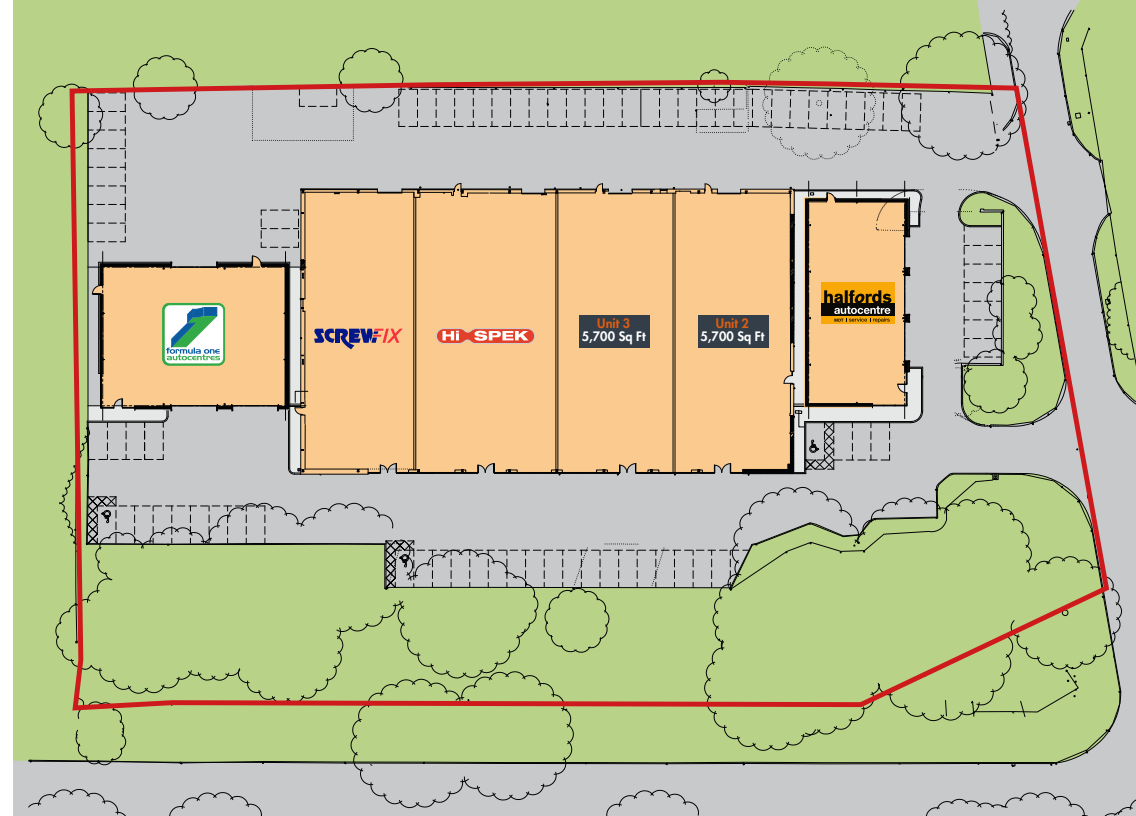
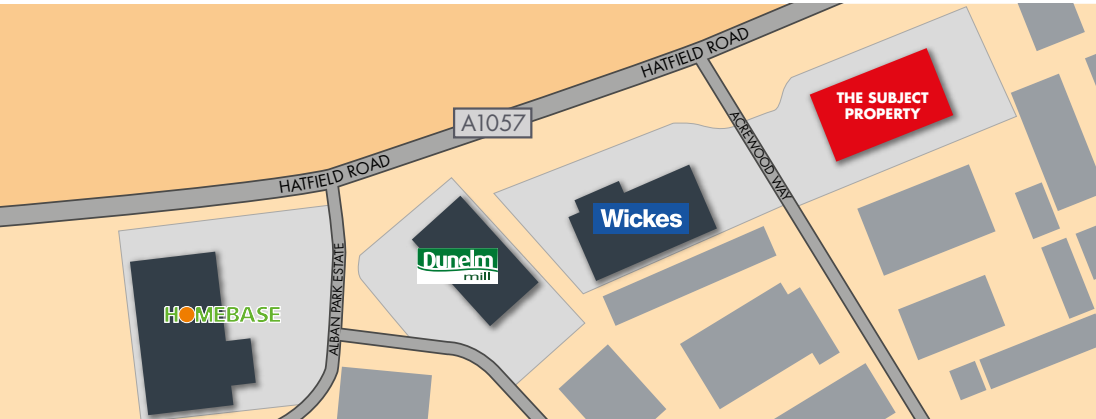
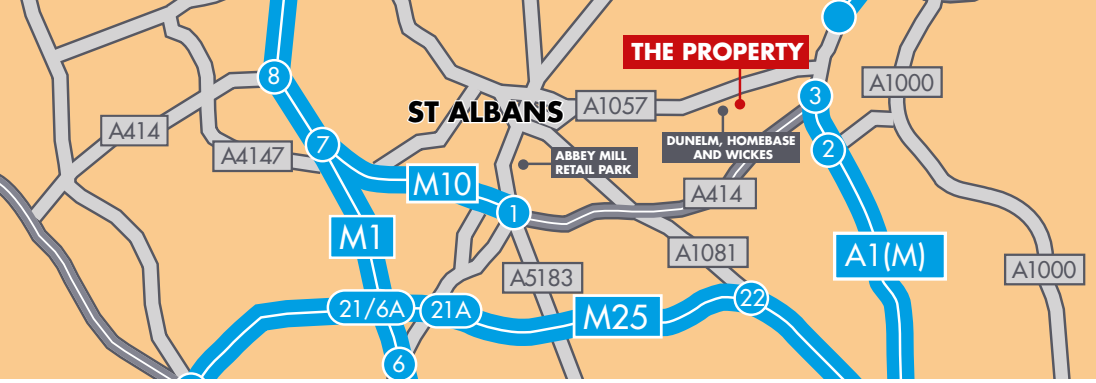
Acrewood Park, Hatfield Road, AL4 0JY

A Development by



TO BE REFURBISHED AND EXTENDED • OPEN A1 INCLUDING FOOD PERMISSION
RETAIL AND TRADE UNITS AVAILABLE • **5,700 SQ FT** TO **11,400 SQ FT** TO LET





Location

- St Albans is well situated, being 7 miles east of the M1, 7 miles west of the of the A1(M) and 5 miles north of the M25.
- The city has a district population of approximately 129,000 people, with roughly 1.4m living within 20km of the city centre.

Situation

- The subject property occupies a prominent position at the front of Alban Park, with extensive frontage to the busy A1057 Hatfield Road.
- Other tenants in the immediate vicinity include Homebase, Wickes and Dunelm.

Traffic Counts

The DfT survey confirms that there are over 12,000 vehicles passing the site on a daily basis.

Accommodation To Let

Unit 2	5,700 Sq Ft	530 Sq M
Unit 3	5,700 Sq Ft	530 Sq M
Total	11,400 Sq Ft	1,060 Sq M

Planning

Planning permission has been granted in accordance with the plan above. The scheme benefits from a variety of permissions including B2, B8, Sui Generis and Open A1 including food.

Further Information

For further information please contact:
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DISCLAIMER

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