

2 RIVERSIDE

INDUSTRIAL ESTATE

LONDON COLNEY | AL2 1HJ

FREEHOLD FOR SALE

**Modern detached distribution/production building
within close proximity to J22 of the M25**

15,225 SQ FT



**AN OPPORTUNITY TO ACQUIRE FREEHOLD
DETACHED DISTRIBUTION / PRODUCTION
BUILDING WITH A SECURE GATED YARD.**

The building is represented here by a computer generated image showing what could be achieved with a full refurbishment. Please click to view the building in it's current condition.



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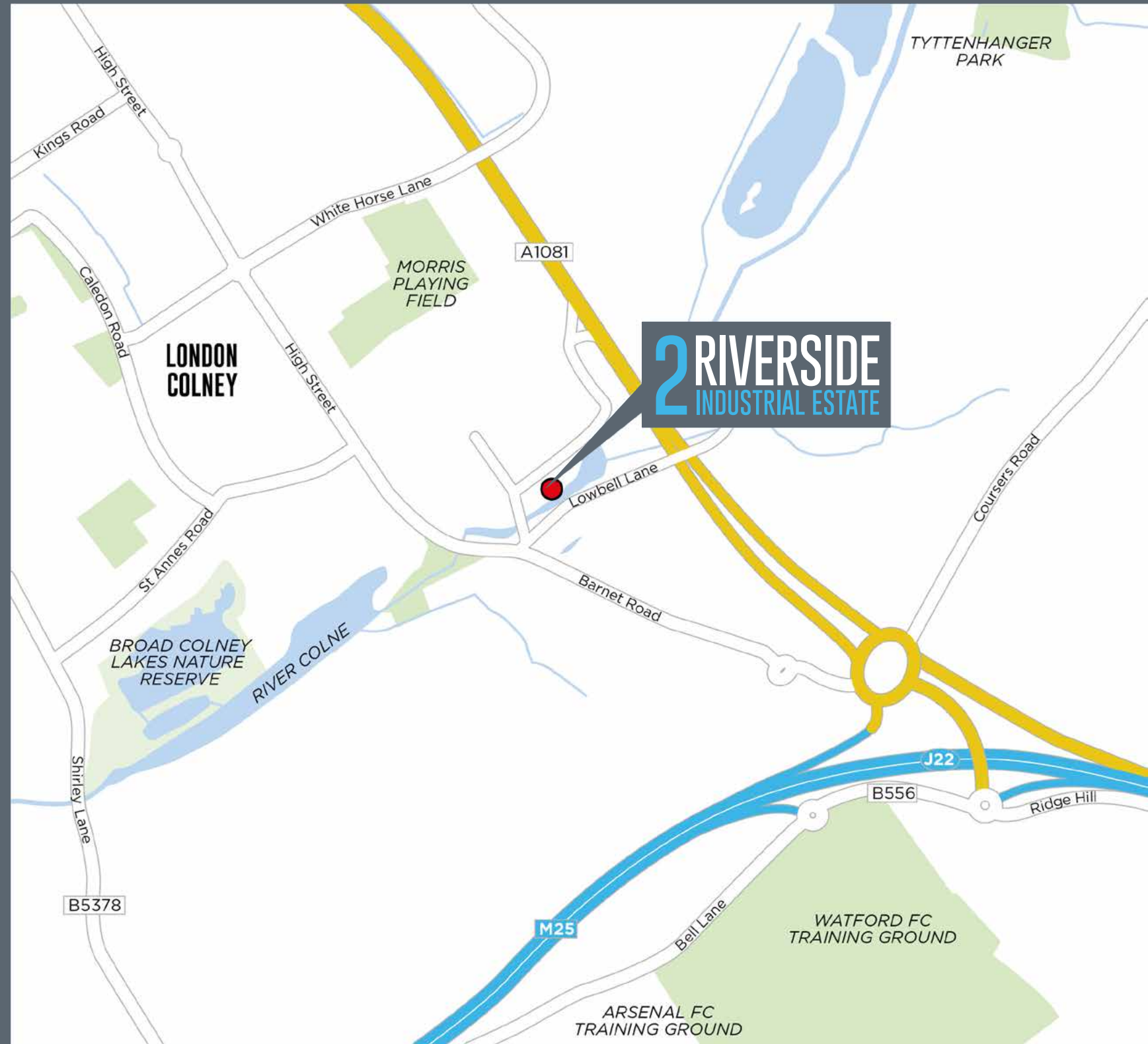
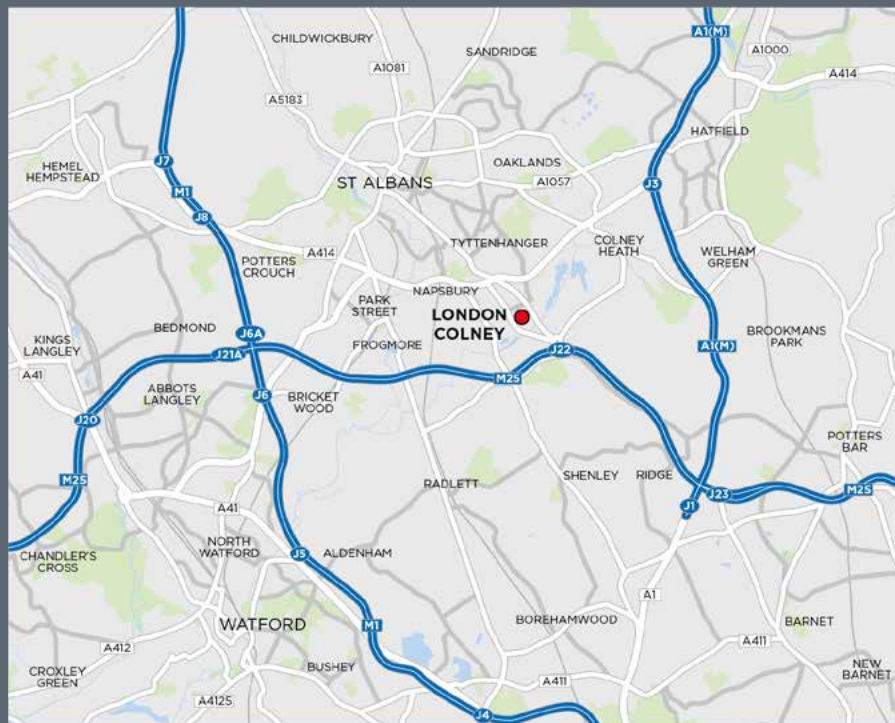
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LONDON COLNEY

The building occupies a superb location 22 miles north of Central London and 2 miles south of St Albans.

It is a short distance from junction 22 of the M25 to which there is a dual carriageway link. In addition the A414 provides a link to the M1 at Hemel Hempstead and the M11 at Harlow via Hatfield.

Full facilities in London Colney town centre and Colney Fields Shopping Park is closeby which includes Sainsbury's, Marks & Spencer and other retail outlets.



2 RIVERSIDE INDUSTRIAL ESTATE



**WITH EXCELLENT
TRANSPORT LINKS.**

UNIT 2 RIVERSIDE INDUSTRIAL ESTATE LOWBELL LANE, LONDON COLNEY, HERTS, AL2 1HJ

DESCRIPTION

An opportunity to acquire the freehold of a detached distribution / production building with a secure gated yard. The building is of steel portal frame construction in a single span with the building elevations principally in brickwork. The eaves height is approx 6m.

There are two full size roller shutter loading doors measuring approx 4.5m wide x 4.85m high under a loading canopy.

Two storey offices are located along the front and side elevations.



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APPROXIMATE FLOOR AREAS [GROSS INTERNAL]

GROUND FLOOR DISTRIBUTION / PRODUCTION	13,310 SQ FT
GROUND FLOOR OFFICE / TOILETS	960 SQ FT
FIRST FLOOR OFFICES	960 SQ FT
	15,225 SQ FT

Additional offices added by current tenant if required – 429 sq ft.
Steel mezzanine storage floor – 668 sq ft.

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FURTHER INFORMATION

RATEABLE VALUE

Please see the Valuation Office Agency website
(www.voa.gov.uk).

Indicated assessment £97,000. Amount payable 47.9% (2017/18).

TERMS

The property is available for sale.
Please contact the agents for more details.

AVAILABILITY

Available Now.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D.

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.

FURTHER INFORMATION

Please contact joint agents Leighton Goldhill or Davies & Co.

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