



## 50 High Street

Markyate, St. Albans, AL3 8HZ

### Small Open Storage Site with offices & warehouse buildings.

**11,081.67 sq ft**

(1,029.52 sq m)

- Ideal for range of small businesses.
- Crushed type 1 yard surface.
- Existing office & warehouse buildings.
- Entire site to undergo refurbishment by new landlord.

## Summary

<b>Available Size</b>	11,081.67 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Yard	6,687.08	621.25	Available
Unit - Office Space	1,981.64	184.10	Available
Unit - Covered Storage	2,436.63	226.37	Available
Unit - Existing Workshop	124.54	11.57	Available
<b>Total</b>	<b>11,229.89</b>	<b>1,043.29</b>	

## Description

The site offers a well-positioned open storage facility, suited for a range of commercial occupiers. The site comprises of a service yard that leads into a workshop with office accommodation above and a covered storage area to the rear. The new owners of the site are currently carrying out various improvement works to the site ready for immediate occupation.

## Location

The site is accessed off junction 9 of the M1 motorway which leads onto the A5138. The A5138 is the main road that links Redbourne to Dunstable and Markyate is situated off the A5138. C. The site is 4 miles from Dunstable, 7.5 miles from Luton Airport and 34 miles from Central London.

## Terms

The entire site is available by way of a new Full Repairing and Insuring lease for a term by arrangement.



## Viewing & Further Information



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**ENTIRE SITE TO UNDERGO  
REFURBISHMENT**

HIGH STREET

ALBERT STREET

Existing Dwelling

Office

Covered Storage

Existing Workshop /Office

Covered Storage

Office

Yard

Covered Storage

87

87a

58

1

5

6

13



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**50 HIGH STREET, MARKYATE, ST ALBANS, HERTFORDSHIRE, AL3 8HZ**  
**EXISTING SITE LAYOUT PLAN**

Proposed Residential Development at  
 W. G. Hillier And Co, 50 High Street, Markyate,  
 ST ALBANS, HERTFORDSHIRE, AL3 8HZ  
 For Queenswood Homes, Ltd.  
 Date: Jan. 2021 Scale: 1:200 Dwg No. TL-444-01-1-G  
**Existing Site Layout Plan**