



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.

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Summary

| | |
|----------------|---------------------|
| Available Size | 11,081.67 sq ft |
| Rent | Rent on application |
| Business Rates | Upon Enquiry |
| EPC Rating | 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 |
| Total | 11,229.89 | 1,043.29 | |

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 of 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