



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

| | |
|----------------|---------------------|
| Available Size | 11,081.67 sq ft |
| Rent | Rent on application |
| Rates Payable | £12,475 per annum |
| Rateable Value | £25,000 |
| 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 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



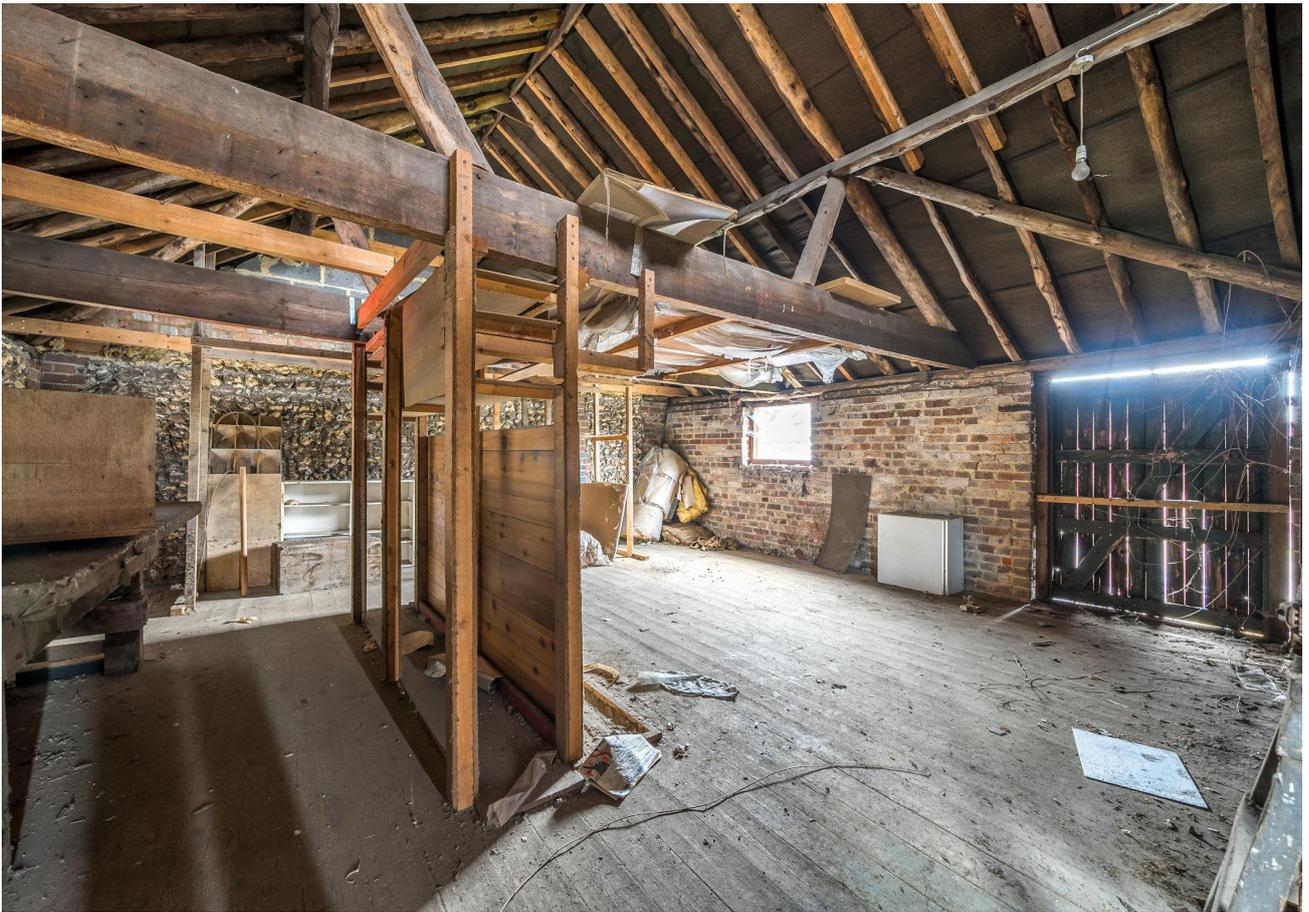
George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/02/2026









HIGH STREET

87

87a

58

ENTIRE SITE TO UNDERGO
REFURBISHMENT

Existing
Dwelling

Existing
Workshop
/Office

Covered
Storage

Office

Covered
Storage

Office

Yard

Covered
Storage

ALBERT STREET

1

5

6

13