

**UNIT 8  
6,577 SQ FT**



**north  
orbital**  
COMMERCIAL PARK

**[NORTHORBITALCP.CO.UK](http://NORTHORBITALCP.CO.UK)**

**MODERN ESTATE FOR BUSINESS**  
WITH UNITS FROM 5,388 TO 20,844 SQ FT

North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB

Located south east of St Albans, off the A414, North Orbital Commercial Park offers a prime location, with great links to the M25 and A1(M).

## SPECIFICATION

- 6M EAVES HEIGHT
- EV CHARGING POINTS
- WELL MANAGED ESTATE
- ESTABLISHED AND WELL KNOWN
- DEDICATED YARD AND PARKING AREAS
- FULLY REFURBISHED UNITS WITH NEW ROOFS
- LED LIGHTING
- STRATEGICALLY LOCATED



CURRENT  
OCCUPIERS  
INCLUDE



CHAPMAN/LEONARD  
— STUDIO EQUIPMENT INC. —



**Baxter**



# TO LET

## UNIT 8 - 6,577 SQ FT OPPORTUNITY AVAILABLE NOW



FOR LATEST AVAILABILITY VISIT  
[NORTHORBITALCP.CO.UK](http://NORTHORBITALCP.CO.UK)

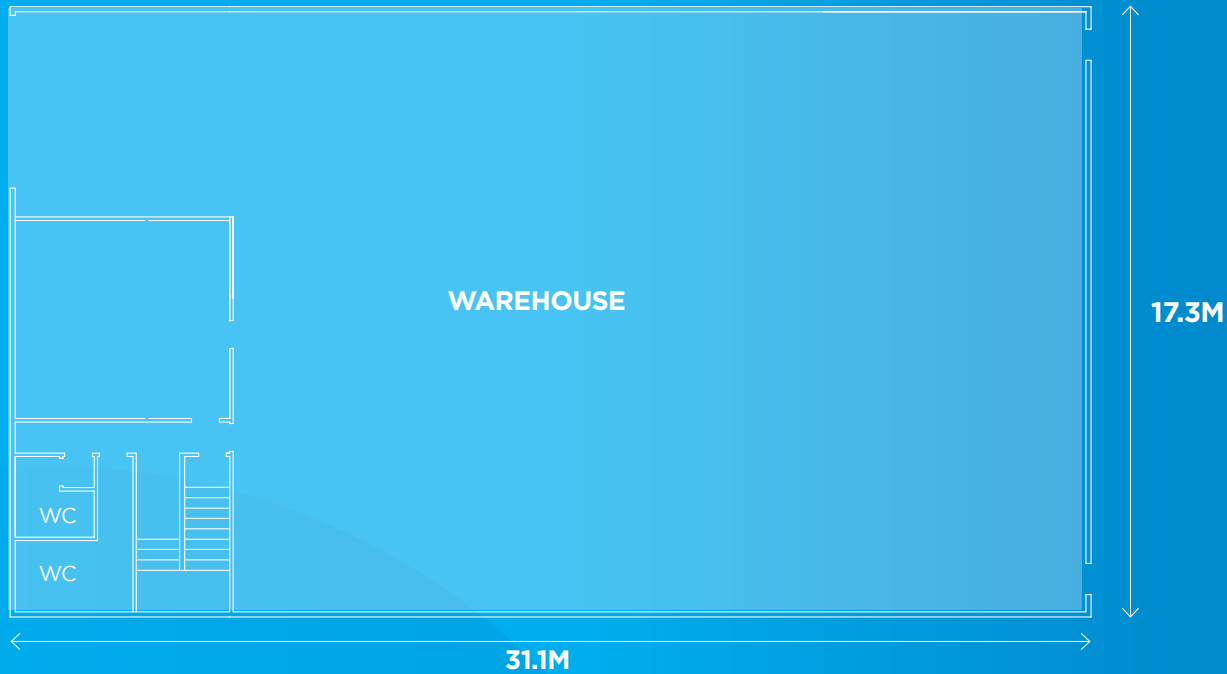
## UNIT 8 - 6,577 SQ FT



**Available Now.**

**The unit would suit a range of uses including logistics, manufacturing or trade counter.**

## Ground Floor



Floor Area GIA	SQ FT	SQ M
Ground	5,809	540
1st - Office	768	71
<b>Total</b>	<b>6,577</b>	<b>611</b>

**EPC Rating:** Available on request

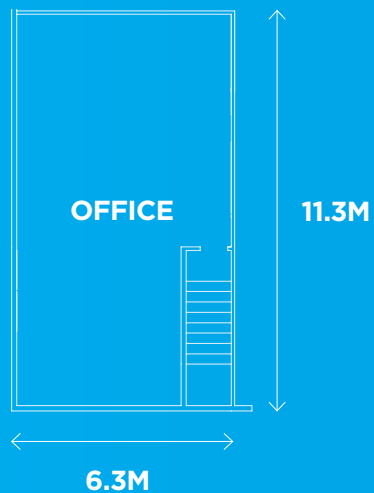
**Service Charge:** Upon application

### Business Rates

Rateable Value of £74,500

Occupiers are advised to make their own investigations.

## First Floor



1 EV CHARGING POINT



DEDICATED LOADING AND 5 PARKING SPACES



SINGLE FULL HEIGHT ELECTRIC LOADING DOOR



24 HOUR SECURITY



6M EAVES HEIGHT



FLEXIBLE UNDERCROFT FOR ADDITIONAL OFFICE, TRADE COUNTER OR WELFARE SPACE



North Orbital Commercial Park, Napsbury Lane, St Albans AL1 1XB

///turned.woes.result

ROADS	MILES
A414	0.4
M25 (J22)	2.7
M25 (J21A)	3.8
A1(M) (J3)	4.0
M1 (J7 & J8)	5.8
Central London	25.4

RAIL	MILES
St Albans City - Thameslink	2.2
<i>Direct link to St Pancras</i>	<i>22 mins</i>
St Albans Abbey - LNR	2.6
<i>Direct link to Watford Junction</i>	<i>18 mins</i>

Road and rail source: Google



FOR FURTHER INFORMATION, PLEASE CONTACT THE AGENTS



[NORTHORBITALCP.CO.UK](http://NORTHORBITALCP.CO.UK)



Steve Williams  
swilliams@adroitrealestate.co.uk  
07860 708665

Mark Gill  
mgill@adroitrealestate.co.uk  
07702 895010



Gus Haslam  
gus.haslam@knightfrank.com  
07885 596877

Charlie Perkins  
charlie.perkins@knightfrank.com  
07974 366158

Oliver Wallis  
oliver.wallis@knightfrank.com  
07976 666776

DISCLAIMER: All details in these particulars are given in good faith, but Knight Frank and Adroit Real Estate Advisors for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Knight Frank and Adroit Real Estate Advisors for have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Knight Frank and Adroit Real Estate Advisors for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Knight Frank and Adroit Real Estate Advisors or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued January 2025.