

For Sale

Unit U, Lyon Way,
St Albans
AL4 0LS

Warehouse / Industrial Unit:
14,357 sq ft (1,333.8 sq m) on a plot of 0.9
acres (39,452 sq ft / 3,665.2 sq m)

- Rare freehold opportunity
- Located in a well-established industrial location
- Close proximity to the A1 (M), M25, and the North Orbital Road (A414)
- Low site density (36%), with a large secure yard of 0.58 acres (25,095 sq ft / 2,331.4 sq m)
- 3 electric loading doors

Your partners in property



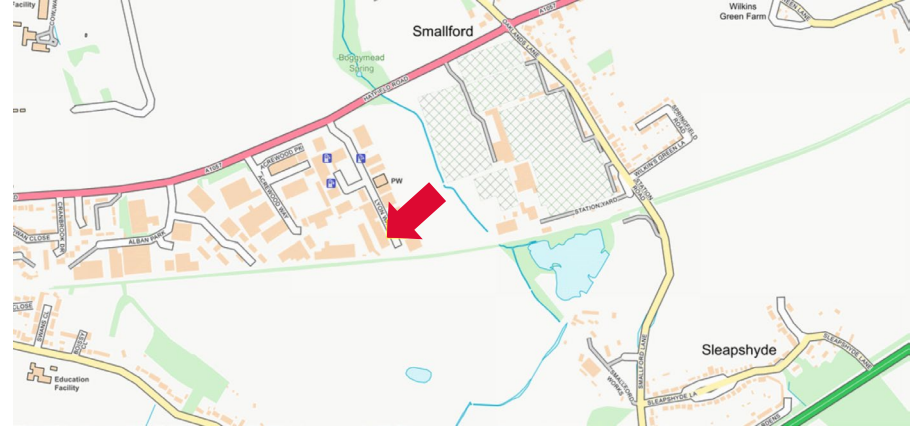
Location

The site is in a well-established industrial location near St Albans, just off Hatfield Road, servicing North London and wider Hertfordshire.

The estate is located off the A1057 and is in close proximity to the A1 (M), M25, and the North Orbital Road (A414) and M1 (all within a 10 minute drive), connecting the property to central London and the wider Southeast region.

The property is situated in the prime commercial location of St Albans, easily accessible from the nearby motorway junction and just three miles from nearby Hatfield, ideally serving both markets.

The estate's location and accessibility has attracted a strong list of national occupiers, such as Volkswagen, Honda, Nissan, Renault, Tesla, Renault, Wickes, Halfords, Safestore, Dunelm and Toolstation.



The Property

Description

The property is a semi-detached warehouse/industrial unit on a plot of 0.9 acres, secured by 7ft palisade fencing. The unit is centrally located within the plot, allowing loading from both east and west, with yard depth reading 14.7m to the west, and 13m to the east.

Accommodation

Approx GIA	Sq Ft	Sq M
Warehouse	11,885	1,104.1
Offices	2,473	229.7
TOTAL	14,357	1,333.8

Tenure

The unit will be sold on a freehold basis with vacant possession.

Specification



Clear internal height of 3.02m



3 loading doors:
2 electric up and over,
1 electric roller shutter



LED warehouse lighting



WC's & kitchenette



External and internal lighting with external security cameras



Secure gated yard of 25,095 sq ft



Contact

Price

Quoting price available on application.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

EPC Rating: D 82

Rates

The unit has a rateable value of £136,000.

Interested parties should make enquiries with St Albans District Council - 01727 866100.

Legal Costs

Each party to bear their own legal costs.

VAT

The property is elected for VAT and will be charged at the prevailing rate.

Planning

We understand that the property has been used as a vehicle Pre-Delivery Inspection centre since 2000, which may fall under Sui-Generis use. Uses such as B2 Industrial and B8 Storage & Distribution are considered appropriate subject to planning. All interested parties should make their own enquiries with St Albans District Council.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated April 2026. Photographs dated August 2025.

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