

**UNIT 26  
5,817 SQ FT**



**north  
orbital**  
C O M M E R C I A L P A R K

**[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
- LED LIGHTING
- STRATEGICALLY LOCATED

## TO LET

### UNIT 26 - 5,817 SQ FT OPPORTUNITY UNDER REFURBISHMENT



Indicative images and not representative of Unit 26

J22

A1081

M25

A414

CURRENT OCCUPIERS INCLUDE



CHAPMAN/LEONARD  
STUDIO EQUIPMENT INC.

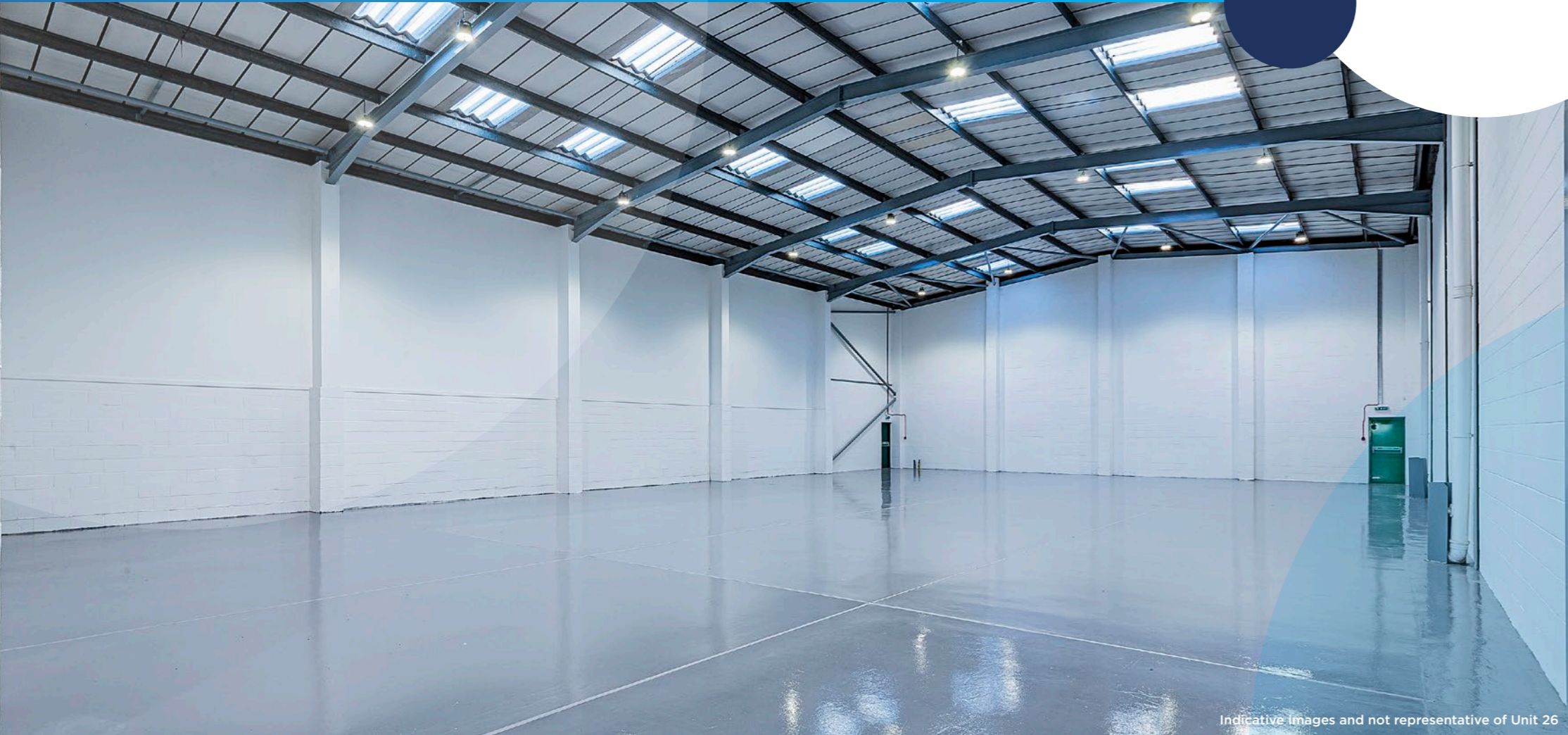


Baxter



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# UNIT 26 - 5,817 SQ FT



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**Under Refurbishment - Available Q4 2024.**  
 The unit would suit a range of uses including logistics, manufacturing or trade counter.

## Ground Floor



Floor Area GIA	SQ FT	SQ M
Ground	5,231	486
1st - Office	586	54
<b>Total</b>	<b>5,817</b>	<b>540</b>

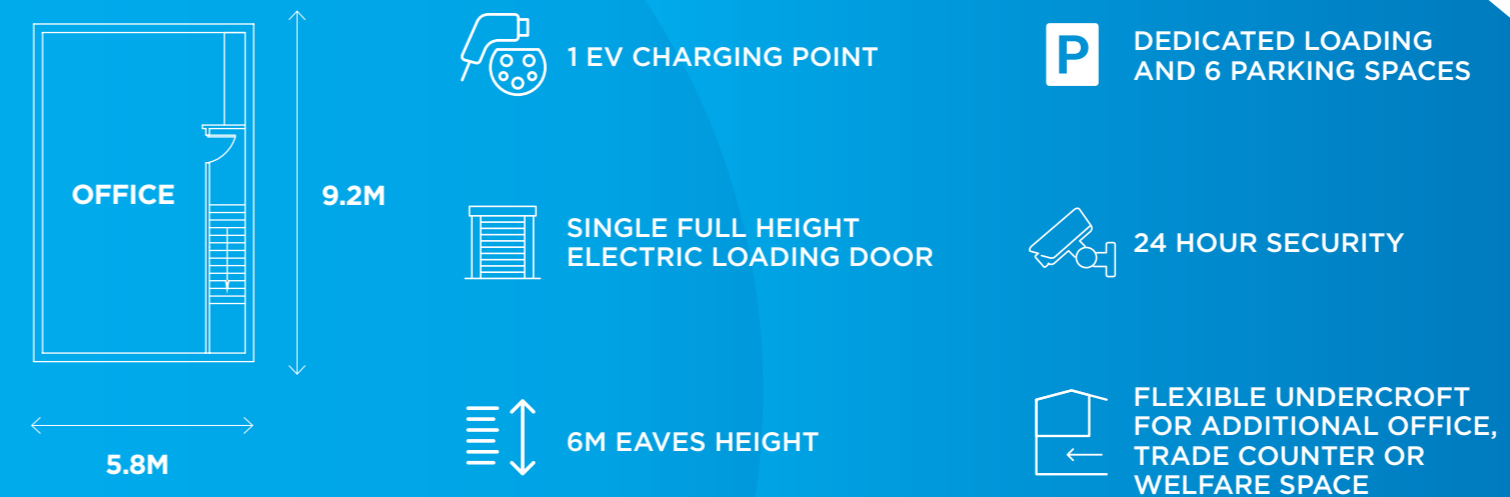
**EPC Rating:** Available on request

**Service Charge:** Upon application

### Business Rates

Rateable Value of £57,000  
 Occupiers are advised to make their own investigations.

## First Floor



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



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**adroit**  
REAL ESTATE ADVISORS

01727 222100

adroitrealstate.co.uk

Steve Williams  
 swilliams@adroitrealstate.co.uk  
 07860 708665

Mark Gill  
 mgill@adroitrealstate.co.uk  
 07702 895010



**Knight Frank**

020 7629 8171

knightfrank.co.uk

Gus Haslam  
 gus.haslam@knightfrank.com  
 07885 596877

Kevin McQuillan  
 kevin.mcquillan@knightfrank.com  
 07581 028675

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