



Commercial Buildings, Units 1 & 2, Electricity Works, 61 Campfield Road, St. Albans, AL1 5FL

Electricity Works forms part of a new development of 99 new flats.

Summary

Tenure	To Let
Available Size	678 to 5,198 sq ft / 62.99 to 482.91 sq m
Rent	non-quoting
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Currently in shell form
- Perfect for offices, medical clinic, nursery, showroom or fintess centre subject to planning
- Excellent location
- New FRI lease
- Available as individual units if required

Description

The property comprises two ground floor units which can either be fitted for office or a medical clinic/centre, nursery, showroom or a fitness studio, subject to planning.

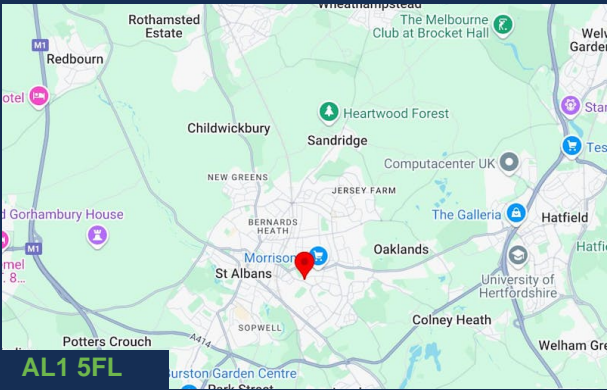
Location

Electricity Works is located in the eastern side of St Albans, Hertfordshire. The building is approximately 0.7 miles (1.1km) to the east of St Albans City Station with direct services into London St Pancras(21mins). (source National Rail) The station offers direct services to Luton and Gatwick Airports and is on the Thameslink Rail line to Brighton. St Albans benefits from excellent access to the national motorway network, being situated approximately 1.3miles (2.2km) from the North Orbital Road (A414) which connects with the A1M and M1 motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	4,520	419.92	Available
Unit - 2	678	62.99	Available
Total	5,198	482.91	



Viewing & Further Information



Mark Kleinman
+44 (0)20 7224 4436 | +44 (0)7831 350 200
mkleinman@jamesandrew.co.uk



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