



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.

678 to 5,198 sq ft
(62.99 to 482.91 sq m)

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

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

Unit 1



Unit 2



Summary

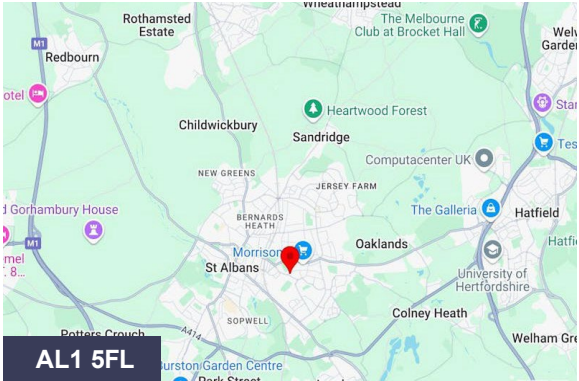
Available Size	678 to 5,198 sq ft
Rent	Rent on application
EPC Rating	Upon enquiry

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



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