



# PARKBURY

HANDLEY PAGE WAY | RADLETT | AL2 2DZ



**HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT  
TO LET 12,376 SQ FT**



The unit comprises a modern, single storey factory/warehouse unit fronted by two storey offices. Dedicated car parking is provided to the front of the unit with a large loading yard to the rear.

Handley Page Way is a turning off Old Parkbury Lane that provides access into Phase 200 of the highly successful Parkbury Business Park. The unit occupies a prime position within the estate, with a pleasant open aspect.

Parkbury lies close to the M25 (Junction 21) and M1 (Junction 6) allowing easy access to central London and the North. The estate lies between the towns of St Albans and Radlett which are each within easy reach. Radlett mainline station is within a few minutes' drive and offers a swift and regular service to London St Pancras International.

## TRAVEL TIMES

Location	Miles	Mins	Location	Miles	Mins
Radlett Station	1.8	5	M25, Junction 21	3.8	11
Radlett	1.9	5	M25, Junction 22	3.9	10
M1, Junction 6A	3	9	A1 (M)	6.4	1.5

## ACCOMMODATION

Areas	sq ft	sq m
Warehouse	9,129	848
Ground Floor Offices	2,340	217
First Floor Offices	1,608	149
<b>Total</b>	<b>12,376</b>	<b>1,149</b>

The floor areas to the left are approximate and have been measured on a gross external basis.

## AMENITIES

### OFFICES

- Raised access floors
- Carpeting throughout
- Suspended ceilings
- Electric central heating

### WAREHOUSE

- 6.8m internal eaves height
- 30kn per m<sup>2</sup> floor loading
- Lighting
- Electrically operated loading door

## EPC RATING

Energy Performance Rating: 51 / Grade C

## VIEWING

For further information and viewing arrangements, contact joint agents:

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