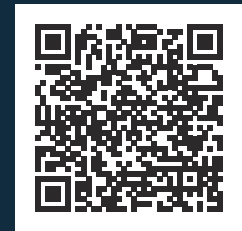




St Albans

TO LET | Hertfordshire AL1 5UG

- 10 new industrial and trade counter units
- 4,349 sq ft – 6,555 sq ft
- Available Q1 2027



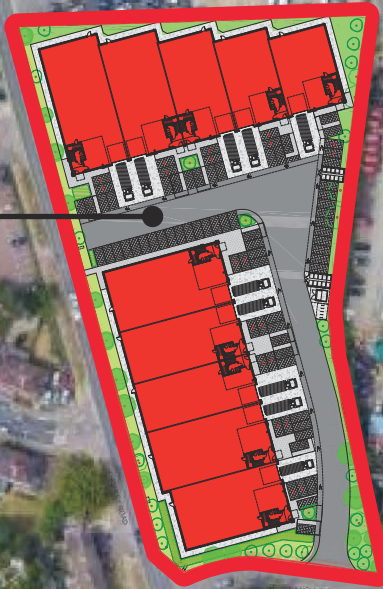
/// buddy.secret.digs



← Hemel Hempstead
5.9 miles

Hatfield →
5.6 miles

TradeCity



Gates
Ford

versoCare

selco BUILDERS WAREHOUSE

nabco

BATTLE KART
Legend Reality

HOWDENS

CITY PLUMBING

BRIAN ROBSON COACHWORKS
COLLISION REPAIR SPECIALISTS

Royal Mail

SWP
STEPHEN WEBSTER PLASTICS

ELSONS
TOOLS & BUILDERS MERCHANTS

FOCUS BRANDS

Anglian
Home Improvements

Home Counties Couriers

SETNIX
A SETNA ID COMPANY

ETHER NDE

The Site

Accommodation

	Sq ft	Sq m
Unit 1	6,071	564
Ground	5,156	479
First	915	85
Unit 2	6,308	586
Ground	5,382	500
First	926	86
Unit 3	5,038	468
Ground	4,370	406
First	667	62
Unit 4	5,458	507
Ground	4,704	437
First	754	70
Unit 5	6,459	600
Ground	5,501	511
First	958	89
Unit 6	6,555	609
Ground	5,684	528
First	872	81
Unit 7	5,899	548
Ground	5,059	470
First	840	78
Unit 8	4,952	460
Ground	4,198	390
First	754	70
Unit 9	4,424	411
Ground	3,671	341
First	754	70
Unit 10	4,349	404
Ground	3,520	327
First	829	77

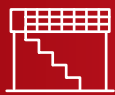
Approx. GEA areas. Units can be combined



Units 1 – 5

5,038 – 6,459 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
Unit 1 Ground First	6,071 5,156 915	564 479 85	9
Unit 2 Ground First	6,308 5,382 926	586 500 86	9
Unit 3 Ground First	5,038 4,370 667	468 406 62	7
Unit 4 Ground First	5,458 4,704 754	507 437 70	8
Unit 5 Ground First	6,459 5,501 958	600 511 89	9



First Floor
Mezzanine



Electric loading
doors



6.5m
clear height



Units can be
combined



100 kVA power
supply per unit



High quality
exterior finish



Fibre
broadband



Floor loading
37.5kN sq m

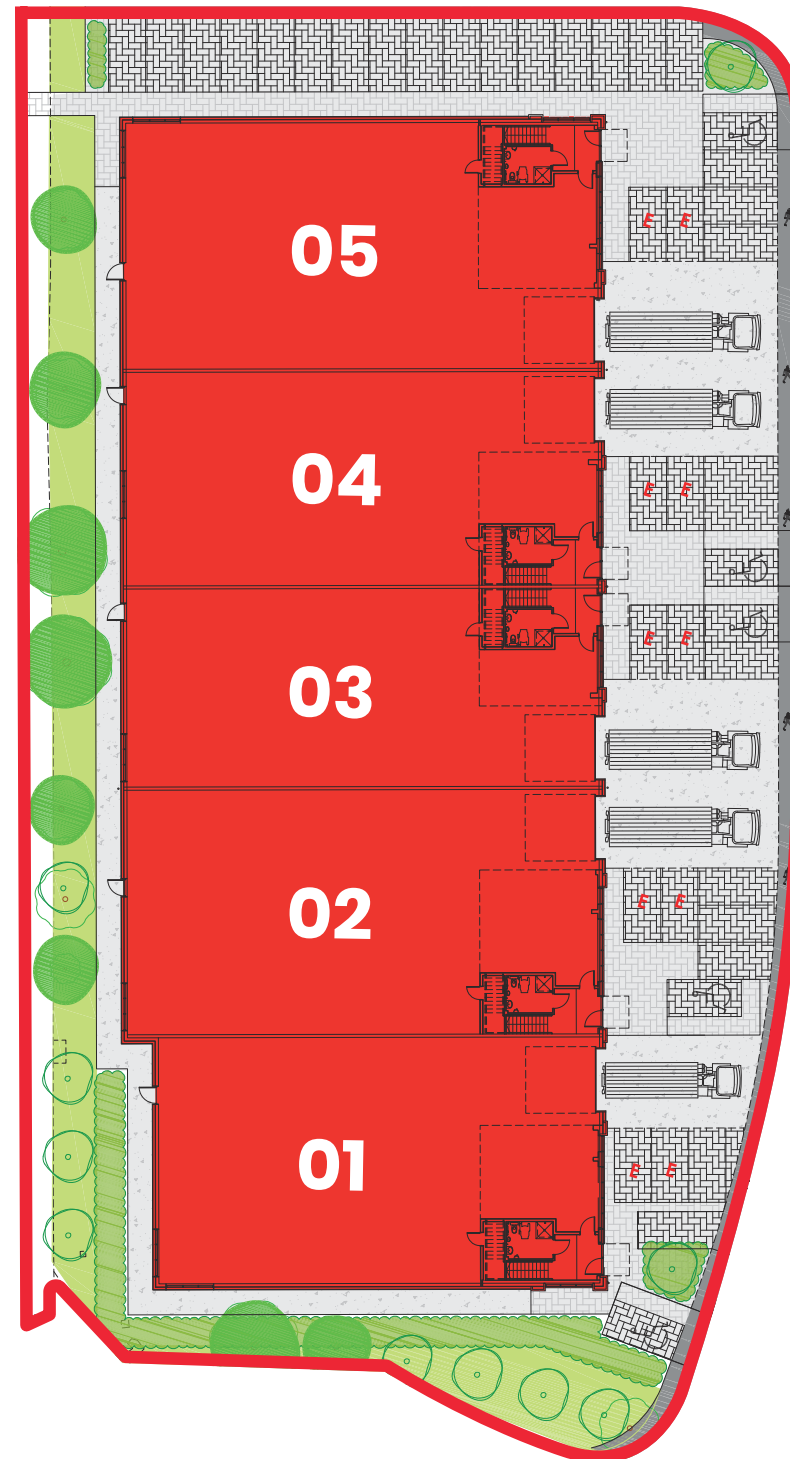


WC and shower
facilities

Click to review each unit in more detail

Unit 1 – 5

Unit 6 – 10



Units 6 – 10

4,349 – 6,555 sq ft

	(GEA)		Car Parking Spaces
	Sq ft	Sq m	
Unit 6	6,555	609	9
Ground First	5,684 872	528 81	
Unit 7	5,899	548	8
Ground First	5,059 840	470 78	
Unit 8	4,952	460	7
Ground First	4,198 754	390 70	
Unit 9	4,424	411	6
Ground First	3,671 754	341 70	
Unit 10	4,349	404	6
Ground First	3,520 829	327 77	



Click to review each unit in more detail

Unit 1 – 5

Unit 6 – 10



**High quality
trade and
industrial units**



Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.



Target BREEAM rating Very Good



Solar PV panels



Cycle storage



Electric vehicle charging



Energy efficient LED lighting



Life Cycle Analysis (LCA)



Sustainable construction materials



Highly efficient building, reducing costs



Target EPC Rating - A



8-10% Natural lighting from roof



Fresh air ventilation

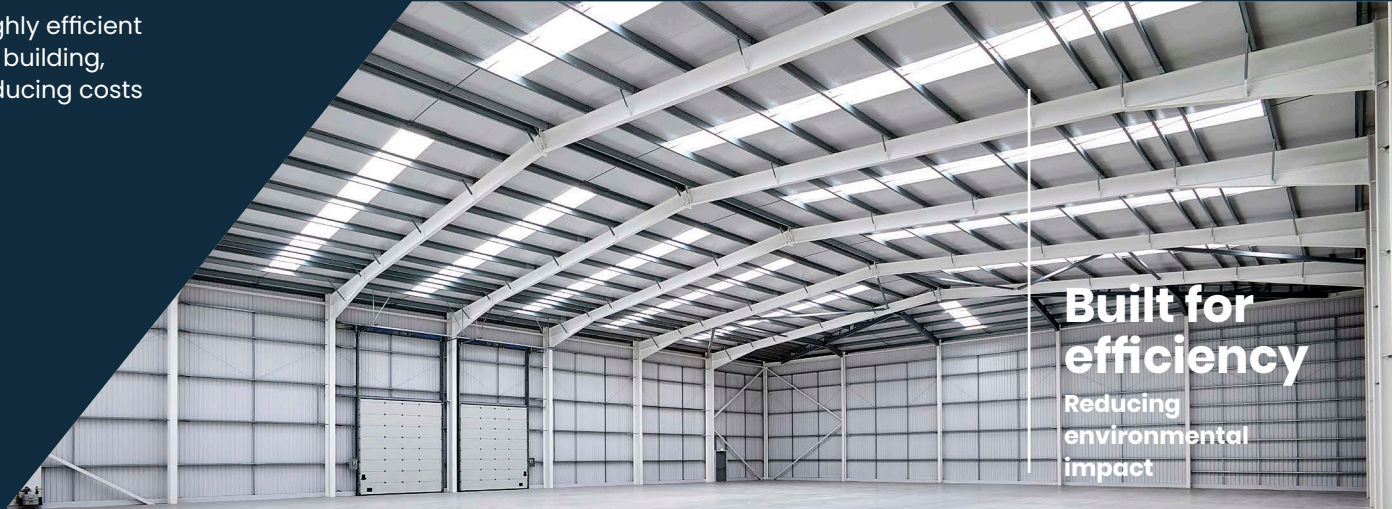


Image: Trade City Luton

Travel Distances

Trade City St Albans is located on Ashley Road on the established Brick Knoll Park.

St Albans City Railway Station is located approximately 1.1m west of the site. The station is operated by Thameslink, with regular services to Bedford, Gatwick Airport, Sutton (London), Brighton and Luton. St Albans Abbey Railway Station is located approximately 2.1m southwest of the site and provides regular links to Watford Junction.

Destination	Miles	Time
A1(M) (J8)	3.5 miles	8 mins
M25 (J21)	3.4 miles	12 mins
M1 (J8)	5.5 miles	12 mins
Hatfield	5.6 miles	16 mins
Hemel Hempstead	5.9 miles	13 mins
Watford	6.5 miles	20 mins
Luton Airport	12 miles	21 mins
Heathrow Airport	26 miles	39 mins

Travelling by road

- Fast access to M1, M25 and A1(M)
- 13 mins from Hemel Hempstead
- 21 mins from Luton Airport
- 1hr 5 mins from Central London

Travelling by rail

- St Albans benefits from direct train services to London St Pancras in 20 minutes
- 1.2 miles from St Albans City Station
- Cycle in 10 minutes
- Walk in 25 minutes

City Centre to Site

- 1.8 miles from High Street
- Cycle in 16 minutes
- Walk in 35 minutes



CGI: Trade City St Albans

SatNav

St Albans
Hertfordshire
AL1 5UG

what3words
buddy.secret.digs





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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2026.