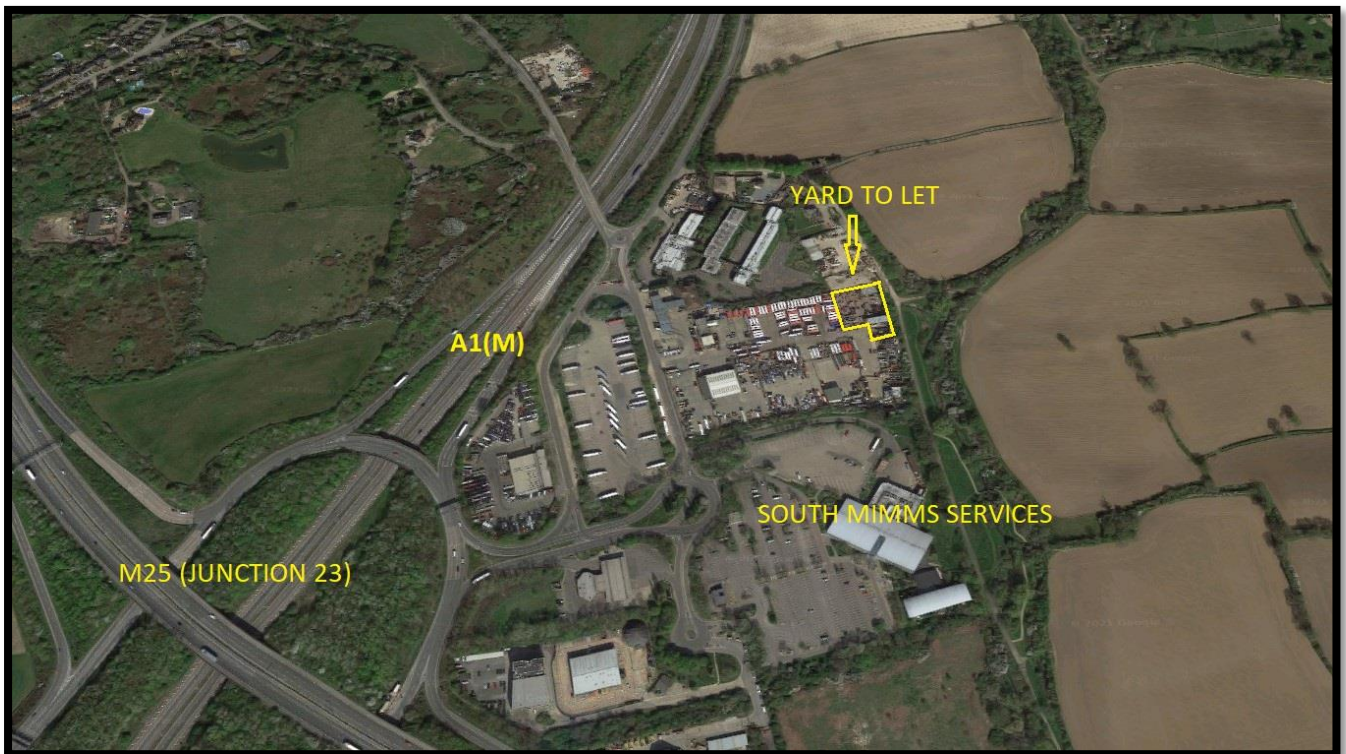


OPEN STORAGE LAND TO LET

0.62 ACRES
(0.25 hectares)

27,000 sqft
2,509m²)

**BEACON SERVICES, ST ALBANS ROAD,
SOUTH MIMMS, HERTS, EN6 3NG**



Subject site outlined in yellow for indicative purposes only.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

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Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
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Location

The premises are located on St Albans Road, South Mimms, adjacent to the South Mimms Service Area at the intersection of Junction 23 of the M25 and the A1(M) and therefore provide excellent access to the national road network.

Description

The premises form part of the Beacon Service Area, an 11 acre open storage site, which has been subdivided to provide self-contained sites/yards for a variety of commercial operators, including Scania Trucks, Sullivan Buses and Lantern Recovery. The subject yard is concrete surfaced with palisade fencing and double loading gates. **NB: The yard has no mains electricity.**

Site area

Open storage land	0.62 acres	(27,000 sqft)
	0.25 hectares	(2,509 m ²)

Terms

The premises are available for a term of 5 years from 1st May 2021, outside the Landlord & Tenant Act 1954.

Rent

£94,500 per annum, (£3.50 per sqft) **inclusive** of business rates.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Sole Agent, Jeremy Dangerfield, Dangerfield Property

020 8886 7449 or 07775 625 674

Email: jeremy@dangerfieldproperty.co.uk