

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

## Two Storey Industrial/Business Unit

Unit 12 Shakespeare Industrial Estate, Acme Road,  
Watford, WD24 5RR

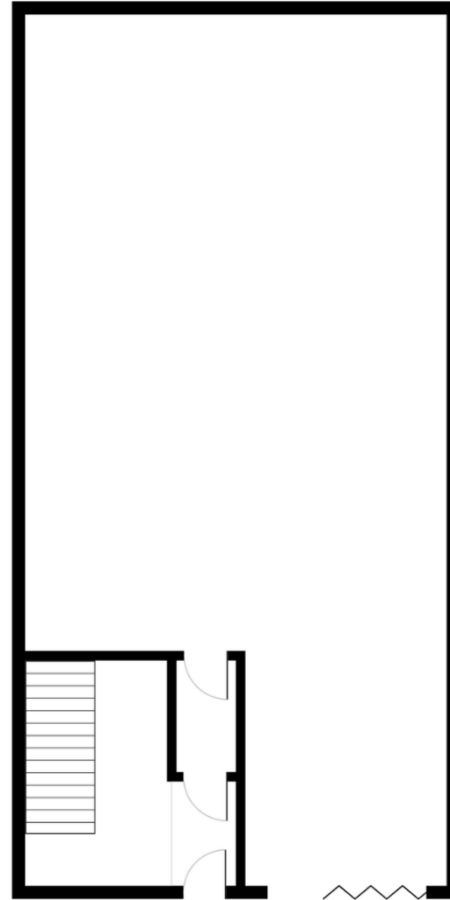


These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

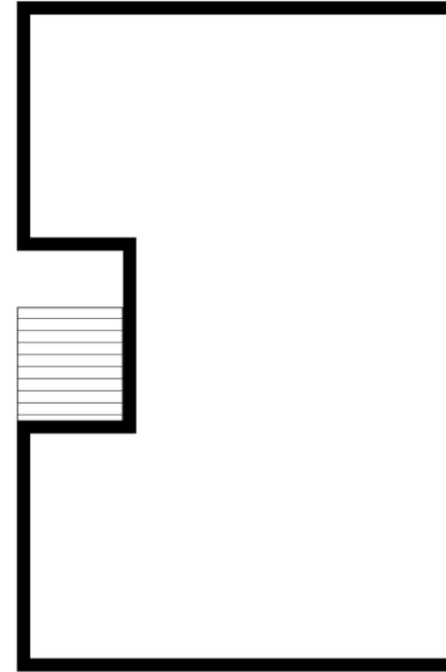
## ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,106.4	102.8
Ground Floor Mezzanine	760.4	70.6
First Floor	1,106.4	102.8
<b>Total</b>	<b>2,973.2</b>	<b>276.2</b>

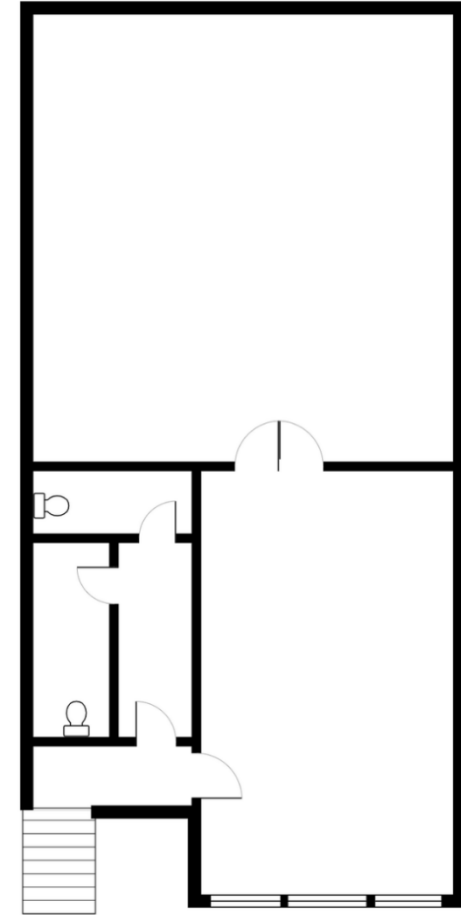
Ground Floor



Ground Floor Mezzanine



First Floor



## AMENITIES

- ✓ 5 car parking spaces
- ✓ First floor air conditioning
- ✓ Concertina loading door
- ✓ Mezzanine storage

## LOCATION

The property is on the Shakespeare Industrial Estate, which is accessed via Acme Road directly off Leavesden Road, approximately one mile north of Watford Junction Station and the Town Centre. Road communications are excellent, with both Junction 19 and 20 of the M25 being a conveniently short driving distance.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

The property comprises a two-storey mid-terraced industrial/business unit that benefits from windows on the first floor giving good natural light. The space offers versatile accommodation where the ground floor area is approximately 1,106 sq ft with the benefit of a ground floor mezzanine storage area of approximately 760 sq ft and first floor workshop/storage/office space with a height of 10 ft and area of approximately 1,106 sq, along with air conditioning and W/C facilities. The property has a total gross internal floor area of approximately 2,973 sq ft with 5 car parking spaces to the front.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

£35,000 per annum exclusive.

## VAT

We understand that VAT is not currently payable on the rent.

## RATES

Rateable value: £29,500. Rates to be confirmed with Watford Borough Council.

## EPC

To be confirmed.

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