PERRY HOLT

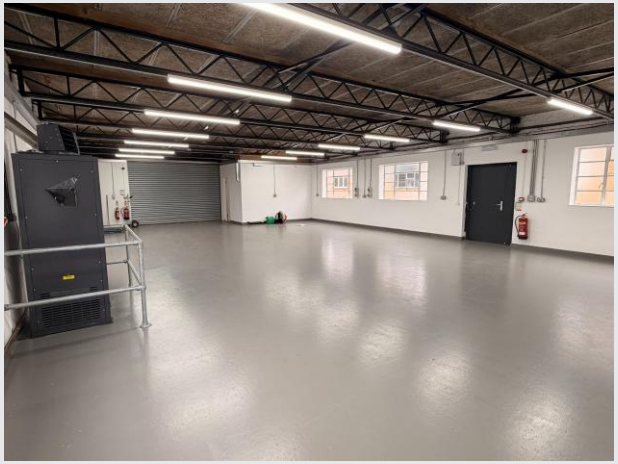
PROPERTY CONSULTANTS

TO LET

Detached Warehouse near Warner Bros. Studios

Unit 5, Hill Farm Avenue Industrial Estate, Hill Farm Avenue, Watford, WD25 7SD



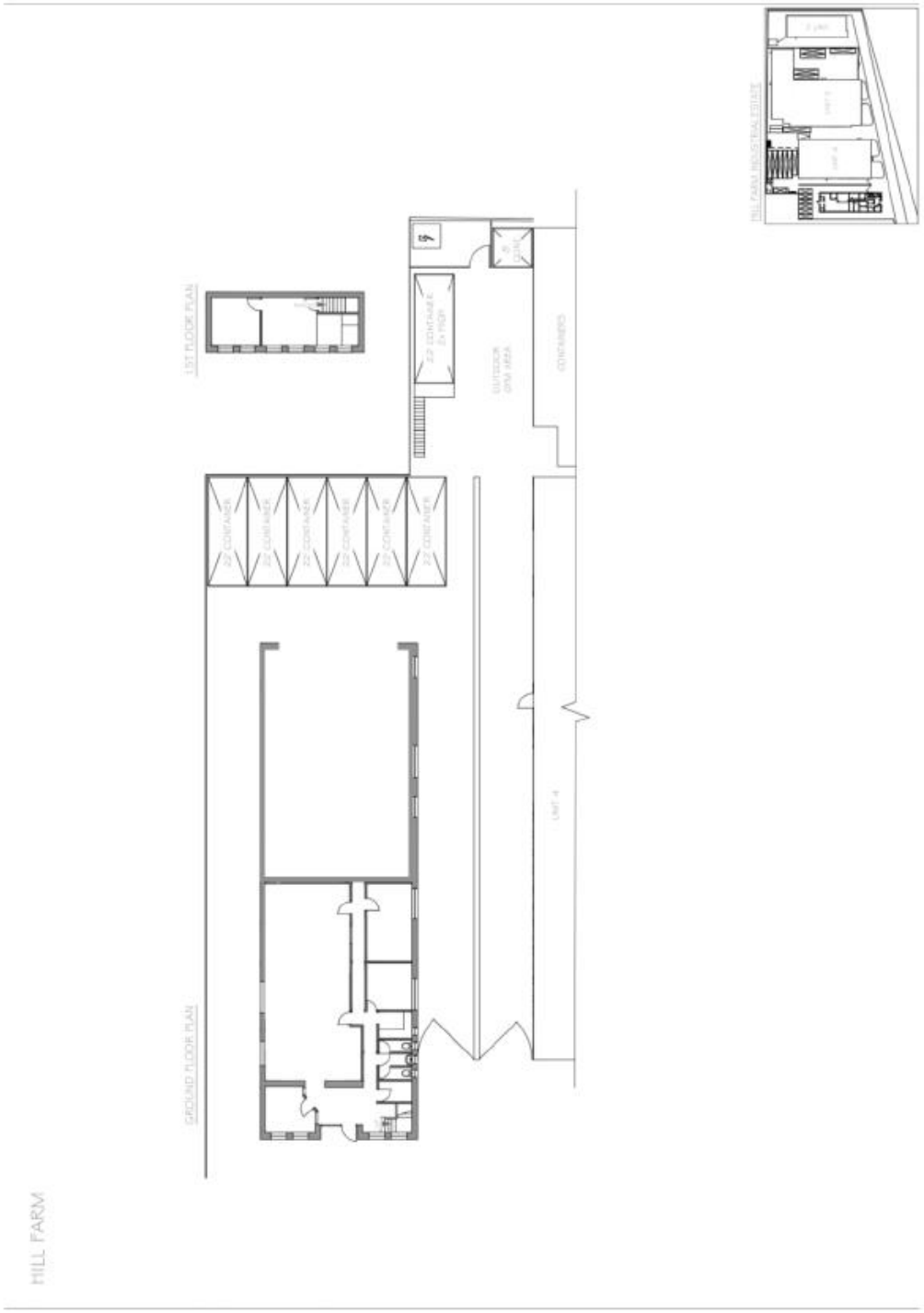




These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor	3,468	322.19
First Floor	372	34.56
Total:	**3,840**	**356.74**
Outdoor Storage Containers	1,461	135.73



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Accommodation

- Just 2 miles to the M1 & M25
- W/C facilities
- Includes 1,461 sq ft of additional storage containers

LOCATION

The property is prominently located on Hill Farm Industrial Estate, facing Aerodrome Way and close to Warner Bros. Studios Leavesden. The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property. Leavesden forms part of the wider Watford area, a well-established commercial and business hub benefiting from excellent transport links and a strong local workforce. Watford town centre offers a wide range of amenities, including retail, leisure, and food outlets, while also providing direct rail services into Central London, making the location attractive for a variety of occupiers.

VAT

We understand that VAT is applicable.

DESCRIPTION

A self-contained warehouse/industrial unit with ground floor offices fronting Aerodrome Way and parking to the front of the property. Additional storage containers are located to the rear, providing a total of 1,461 sq ft of extra storage space. The unit also benefits from male and female WC facilities and excellent connectivity, with the M1 and M25 both within approximately 2 miles. Please note, the property is not suitable for motor trade uses.

TERM

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

Rent on application.

RATES

Rateable value: £37,000. Rates should be confirmed with Watford Borough Council.

EPC RATING

C69

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT
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