

An aerial photograph of a large industrial facility with multiple long, parallel buildings. The buildings have a dark, corrugated metal roof and a reddish-brown base. The text 'PARK HOUSE II' is prominently displayed in large white letters across the middle of the image. Below it, '15-23 GREENHILL CRESCENT' and 'WATFORD' are also in large white letters. Underneath 'WATFORD', 'WD18 8PH' is written in a smaller white font. The background shows a hazy landscape with trees and other industrial structures under a grey sky.

PARK HOUSE II
15-23 GREENHILL CRESCENT
WATFORD
WD18 8PH



KEY DETAILS

- Situated on the well established Watford Business Park
- Range of unit sizes available from 567 Sq.ft - 8,668 Sq.ft
- Low office content industrial units
- Electric Roller shutter level loading access doors to each unit
- Secure gated entrance
- No motor trade use permitted

AMENITIES





DESCRIPTION

The site comprises a number of industrial and business units of varying size. All the units are of similar specification, with concrete frames and LED strip lighting throughout. Each unit has good natural lighting and good eaves height with electric loading doors. Additionally, Units E and F1 can be combined to create a larger space, providing even more flexibility.

Unfortunately, no motor trade use is permitted.

ACCOMMODATION

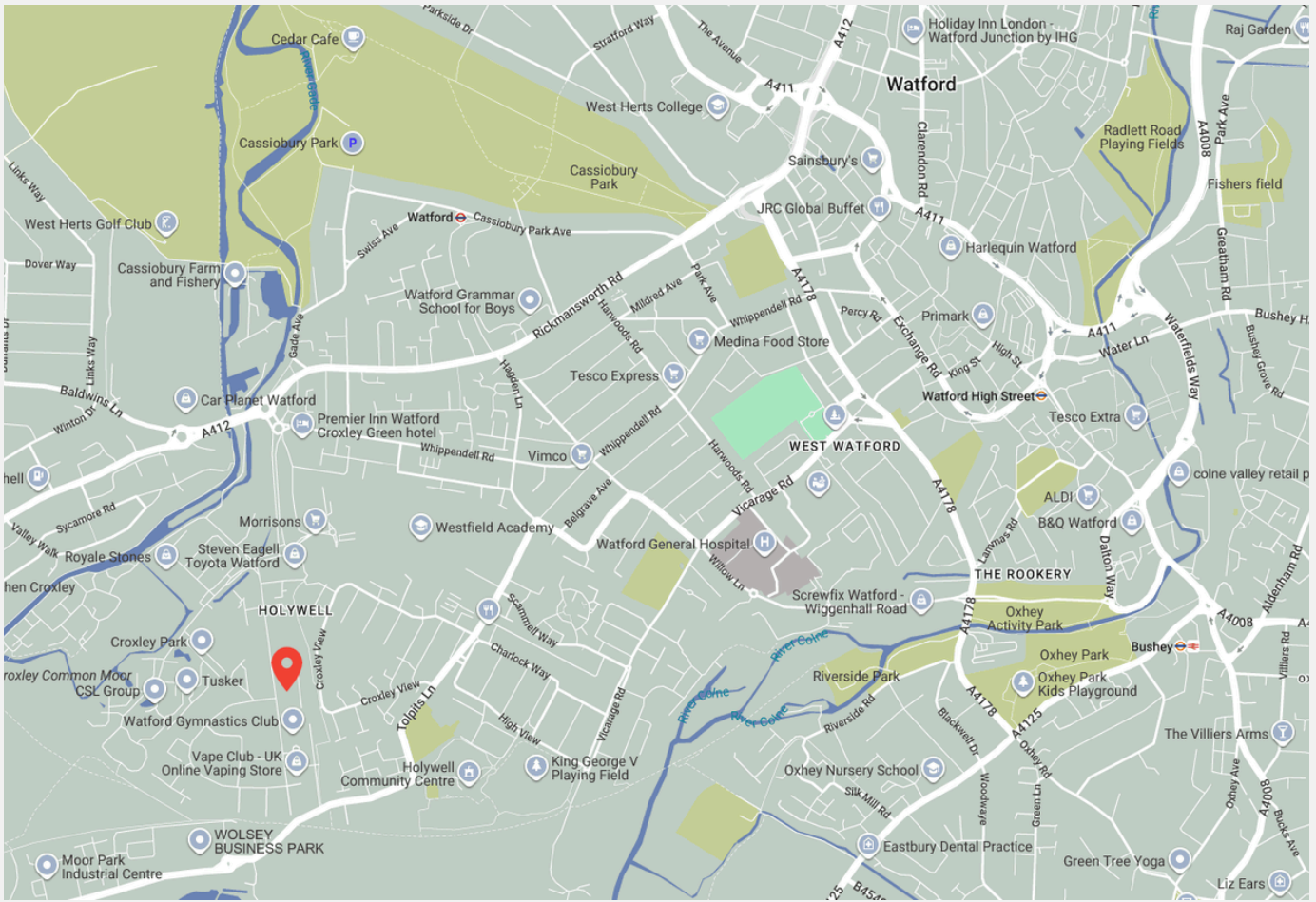
<i>Floor</i>	<i>Size Sq.m</i>	<i>Size Sq.ft</i>
Unit C01	105.90	1,140
Unit E	456.52	4,914
Unit F1	348.80	3,754
Unit N	52.67	567

Potential to combine Units E and F1 to give an area of 8,668 Sq.ft (805.28 Sq.m).
These floor areas are approximate and have been calculated on a gross internal basis.

PARK HOUSE II WATFORD

WD18 8PH

Industrial Units
TO LET



Google Maps

[///knots.loving.fits](http://knots.loving.fits)

LOCATION

The subject properties are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre. The surrounding area comprises a mixture of detached mixed industrial units as well as a range of small single storey terraced units, secondary office accommodation and motor trade premises.

Croxley Station is located approximately 1 mile west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 & 6) and M25 (junctions 18 & 19) are all within 5 miles of the property.

AREA

- 1.5 miles west of Watford town centre
- 1 mile west of Croxley station
- M25 - 5 miles / M1 - 5 miles

TRANSPORT

- ≡ Croxley Station - 4 minute drive
- ≡ Watford Junction - 7 minute drive
- ≡ M25 - 12 minute / M1 - 17 minute drive



TERMS

Available to let on a new lease, direct from the Landlord on terms to be agreed.

RENT

<i>Unit</i>	<i>Rent</i>
Unit C01	£16,000 PA exclusive plus VAT
Unit E	£55,000 PA exclusive plus VAT
Unit F1	£38,500 PA exclusive plus VAT
Unit N	£ 8,000 PA exclusive plus VAT

RATES

All rates payable are to be included as part of the service charge for each unit.

SERVICE CHARGE

There is a service charge payable for each unit for the purposes of repair and maintenance of the communal elements. The service charge is inclusive of business rates. Further details are available upon request.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is VAT registered.

CONTACT

GET IN TOUCH

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link