

The background image is an aerial photograph of a modern industrial or office complex. It features several large, light-colored buildings with corrugated metal roofs. One building has a prominent glass facade. The complex is surrounded by lush green trees and is situated on a paved area with several parking lots containing several cars. The overall scene is a professional and modern commercial property.

# TANDY HOUSE

REGAL WAY, WATFORD, WD24 4YE

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FOREST  
REAL ESTATE

**TO LET**

**7,174 SQ FT**

**To Let - Modern detached industrial / warehouse / trade counter unit with offices on site area of 0.3 acres.**

## **Key Features**

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- Minimum height under the haunch is approx. 4.28m/13'8" and to the eaves 4.7m/15'7".
- Air-conditioned offices
- WC's and Shower
- Yard area together with 28 Car parking spaces
- Roller shutter loading door 3.29m/10'8" wide by 3m/9'8" high
- Two staff kitchens
- LED lighting



**Tandy House, Regal Way**  
Watford, WD24 4YE



## Description

Comprising a modern detached industrial / warehouse / trade counter unit totalling 5,984 sq ft plus a light storage mezzanine of some 1,190 sq ft together with two storey offices on a site area of approx. 0.3 acres.

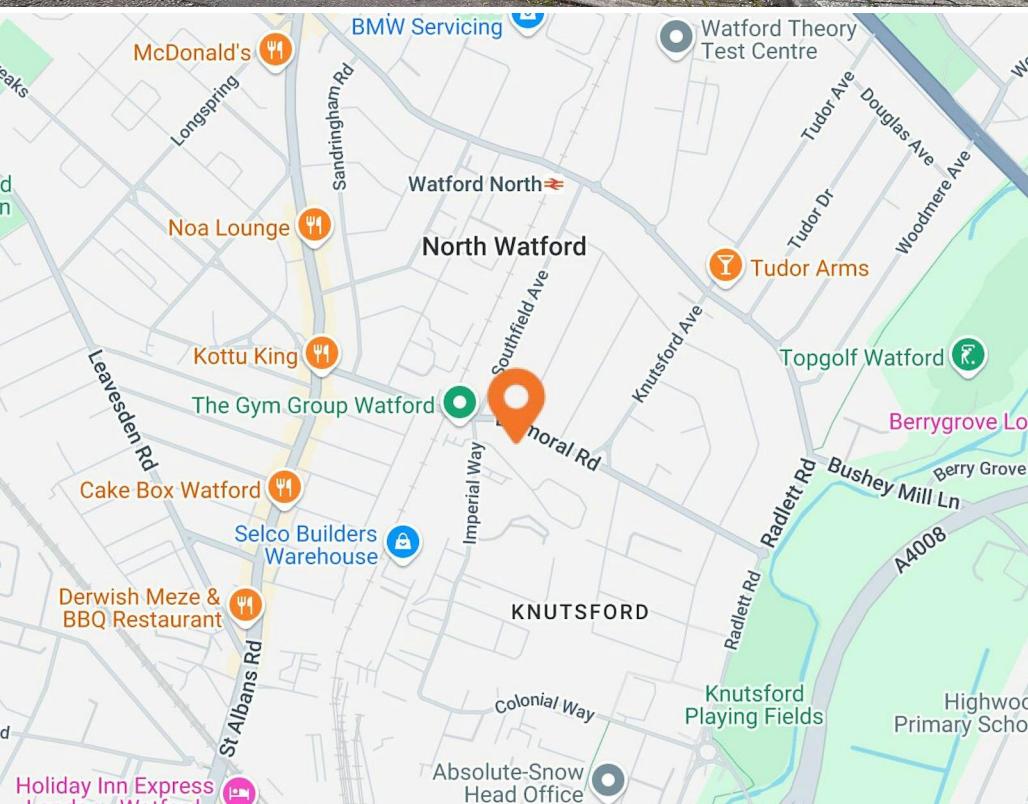
## Location

Situated on Regal Way, a spur road off Imperial Way which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 dual carriageway links directly to Junction 5 of the M1 Motorway (approx. 1.5 miles) and thereby to Junctions 19 & 21 of the M25 (within approx. 2 and 3 miles respectively).

Watford Junction Station is within 1.5 miles and offers a direct service to London Euston (18 minutes) Birmingham and Gatwick.

Watford Town centre is under 2 miles.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial / Warehouse	2,988	277.59
Ground - Office	1,498	139.17
1st - Office	1,498	139.17
Mezzanine - Light storage	1,190	110.55
<b>Total</b>	<b>7,174</b>	<b>666.48</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£110,000 per annum	
<b>Rates</b>	£4.76 per sq ft	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Not applicable	

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# Contact

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