



# 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

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

**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.

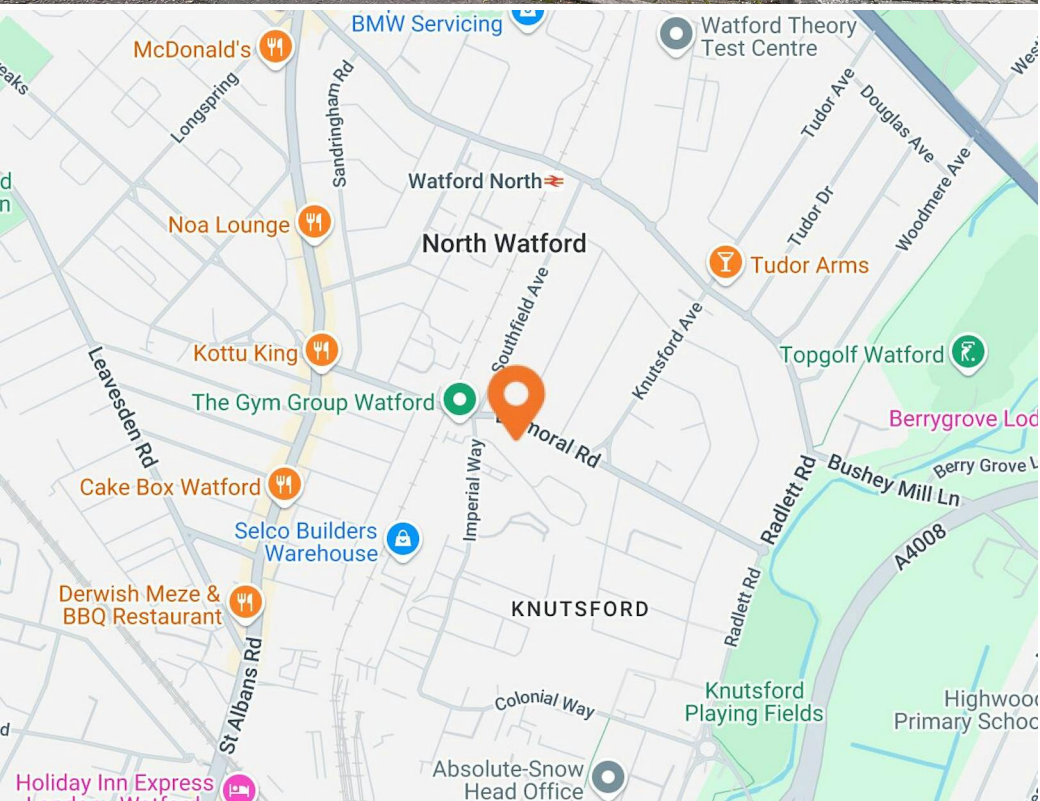
## Location

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
Total	7,174	666.48
Lease	New Lease	
Rent	£110,000 per annum	
Rates	£4.76 per sq ft	
Service Charge	N/A	
VAT	Not applicable	

# Contact

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