

UNIT 6

GARNETT CLOSE, WATFORD, WD24 7GN

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET

3,550 SQ FT

To Let - Single Storey Business unit close to M1 (junction 5) with good forecourt loading / parking

Key Features

- Good Loading & Car Parking
- Gas central heating
- Eaves up to 4 Metres
- Male & Female WC's
- 3.5m wide X 3m high Loading Door
- Three phase power
- Offices and showroom
- Staff kitchen

Unit 6, Garnett Close
Watford, WD24 7GN





Description

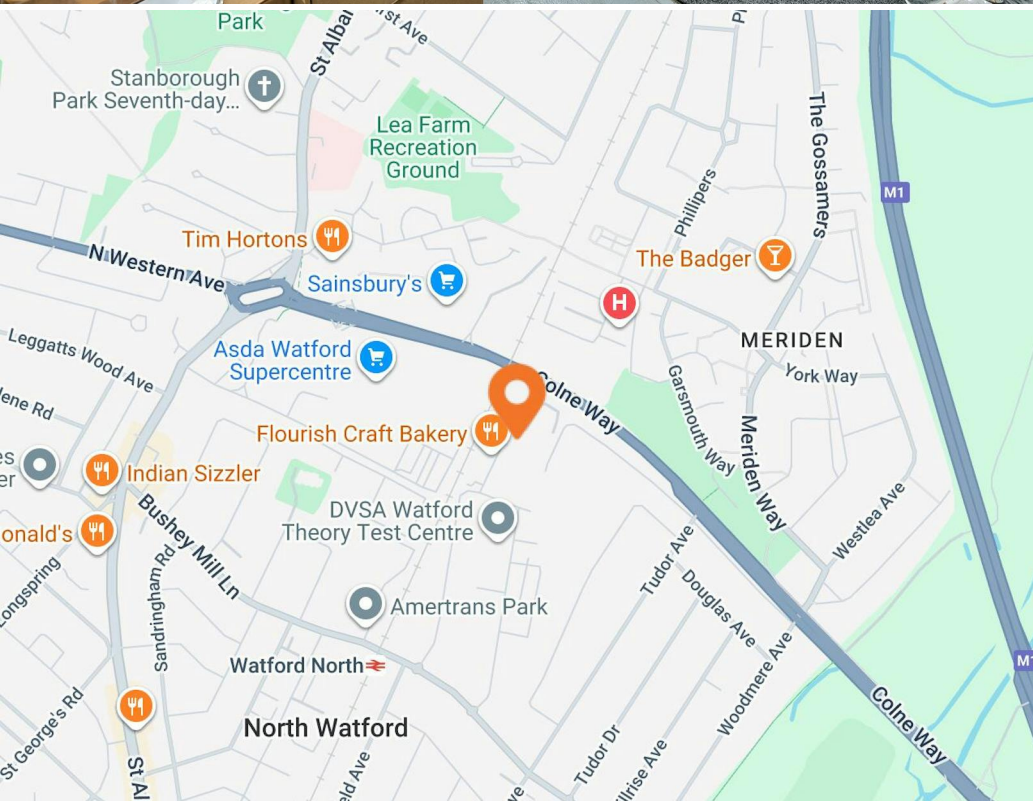
A mid-terrace single storey business unit amounting to 3,550 ft² (330 m²) GIA of north lit roof design. Internally, the property has been fitted out to provide office and showroom, storage and ancillary workshop and can easily be adapted for other uses such as Trade Counter / Showroom / Warehouse.

Location

Located in North Watford on the established Greycaine commercial estate, there is easy access to both the M1 (J5) under 1½ miles distance and the M25 (J's 19 & 20) approx. 2 miles.

Nearby North Watford Station provides a connection between Watford Junction (access to Euston in under 20 minutes, the North of England and Gatwick Airport) and St Albans.

Occupiers on the estate include Booker Cash & Carry, KD Wholesale, Gap Tool Hire, Décor Tiles, Trail Parts and National Tyres.



Availability

Lease	New Lease
Rent	£70,000 per annum
Rates	£17,340.25 per sq ft
Service Charge	N/A
VAT	Not applicable
EPC	E

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears
020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 6, Garnett Close
Watford, WD24 7GN

