

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

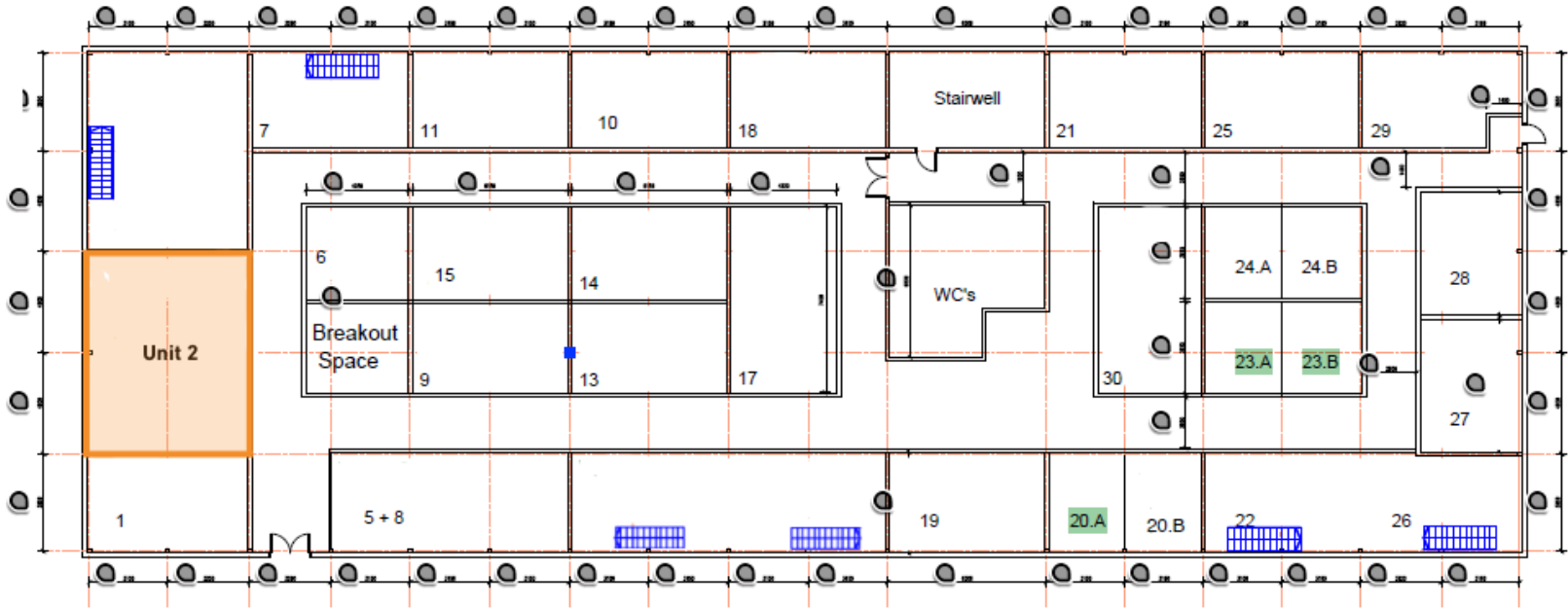
High quality first-floor commercial
flexi-suite

Mowat Industrial Estate, Sandown Road, Watford, WD24 7UY



ACCOMMODATION

	Sq ft	Sq m
Unit 2	527	48.9



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ 15.1ft internal height with LED lighting
- ✓ Communal kitchen and W/C facilities
- ✓ Loading bay with goods lift
- ✓ 24 hour access with mobile door entry

LOCATION

Mowat Industrial Estate is well located within a short distance of St Albans Road, the A41 North Western Avenue and Junction 5 of the M1. Sandown Road links Bushey Mill Lane with Balmoral Road and Radlett Road, close to the latter's junctions with St Albans Road. Access to the national motorway network is excellent with Junction 5 of the M1 approx. one mile away and Junction 19 and 20 of the M25, less than a 10-minute drive. Watford Railway Station and town centre are all within easy reach.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

This commercial suite is presented in good condition throughout, benefiting from 15.1ft internal height. The unit features hot and cold water and offers 24/7 mobile door access backed by CCTV. Another benefit is access to the communal kitchen and W/C facilities, alongside a dedicated loading bay with a goods lift. The units qualifies for small business rates relief subject to eligibility.

TERM

A new lease for a term to be agreed.

RENT

£30,000 per annum inclusive

VAT

We understand that VAT is payable on the rent.

BUSINESS RATES

Rateable value: £7,000. Interested parties should contact Watford Borough Council to verify rates payable.

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