

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

Detached warehouse premises  
with offices

Tandy House, Regal Way, Watford, WD24 4YJ



	Sq ft	Sq m
Ground floor warehouse	2,909	270.25
Ground floor office	1,498	139.17
First floor office	1,498	139.17
<b>Total</b>	<b>5,905</b>	<b>548.59</b>
Mezzanine Store	388	36.04

## LOCATION

The property is located 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 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1.5 miles). Junction 19 of the M25 is circa 3 miles. Watford Junction Station (1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

Comprises a modern detached warehouse unit with two storey offices to the front on a site area of approximately 0.3 acres. The minimum height under the haunch is approximately 4.28m/13'8" and to the eaves 4.7m/15'7". The warehouse space to the rear is served by a roller shutter with a width of approximately 10'8" and a height of 9'8. The front two storey section of offices have kitchen and WC facilities and the additional facility of wall-mounted and ceiling air-conditioning units in most of the rooms, together with LED lighting within suspended ceilings. There is a yard area, loading via a roller shutter door together with 28 car parking spaces.

## RENT

£120,000 per annum exclusive

## RATES

Rateable value: £62,500. Rates payable 23/24: £34,125. Rates payable should be verified with Watford Council Tel: 01923 278466.

## VAT

TBC

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