



# UNIT 1 WOODCOCK HILL ESTATE

RICKMANSWORTH, WD3 1PQ

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FOREST  
REAL ESTATE

INCORPORATING Smiddy & Co

# FOR SALE

## 5,083 SQ FT

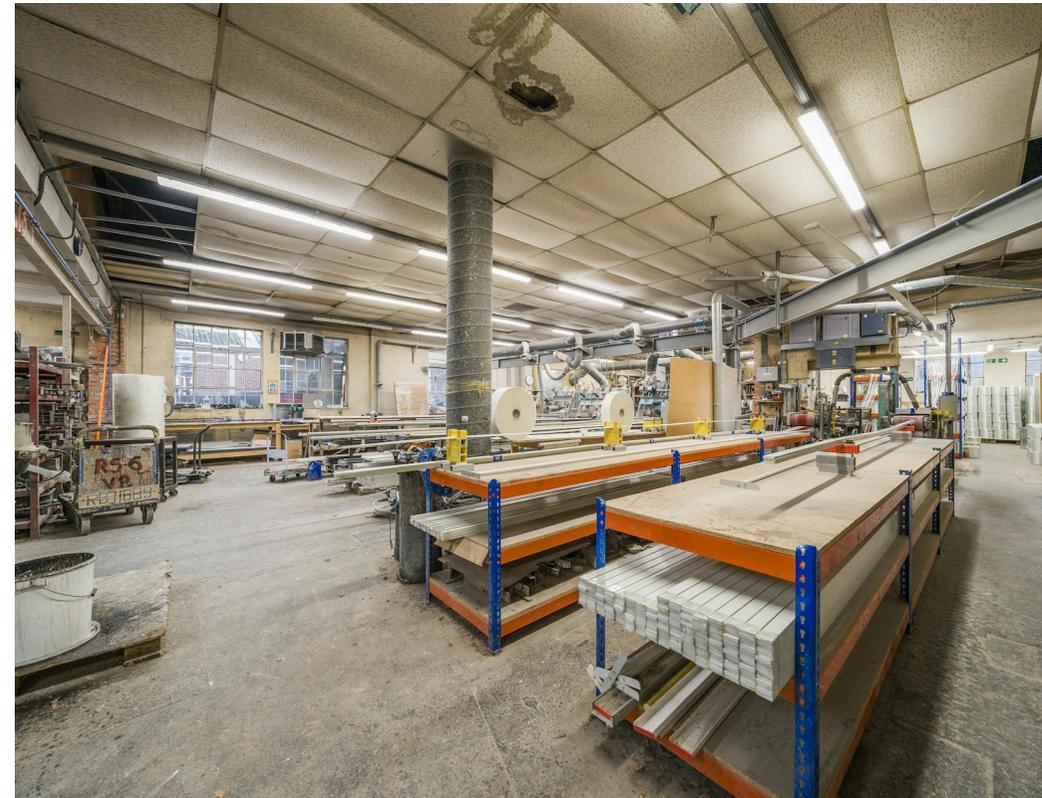
### Rare Warehouse Available on a Long Leasehold.

## Key Features

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- Long Leasehold (approximately 77 years remaining)
- Max Eaves Height of 7.2m
- Concertina Shutter (11 ft2 wide x 12.94 ft2 high)
- Secure Gated Yard (Approximately 8,500 ft2)
- Solar panels installed on the roof
- No service charge

**Unit 1 Woodcock Hill Estate**  
Rickmansworth, WD3 1PQ





## Description

This detached warehouse is set largely over ground floor with an ancillary office/storage mezzanine.

Benefitting from a large, gated forecourt suitable to store containers/materials as well as recently installed solar panels on the roof providing a greater energy efficiency.

The warehouse is protected by a concertina shutter and has three phase power.

There is also an external garage offering additional storage space.

## Location

Woodcock Hill Estate is home to various independent industrial and logistics operators.

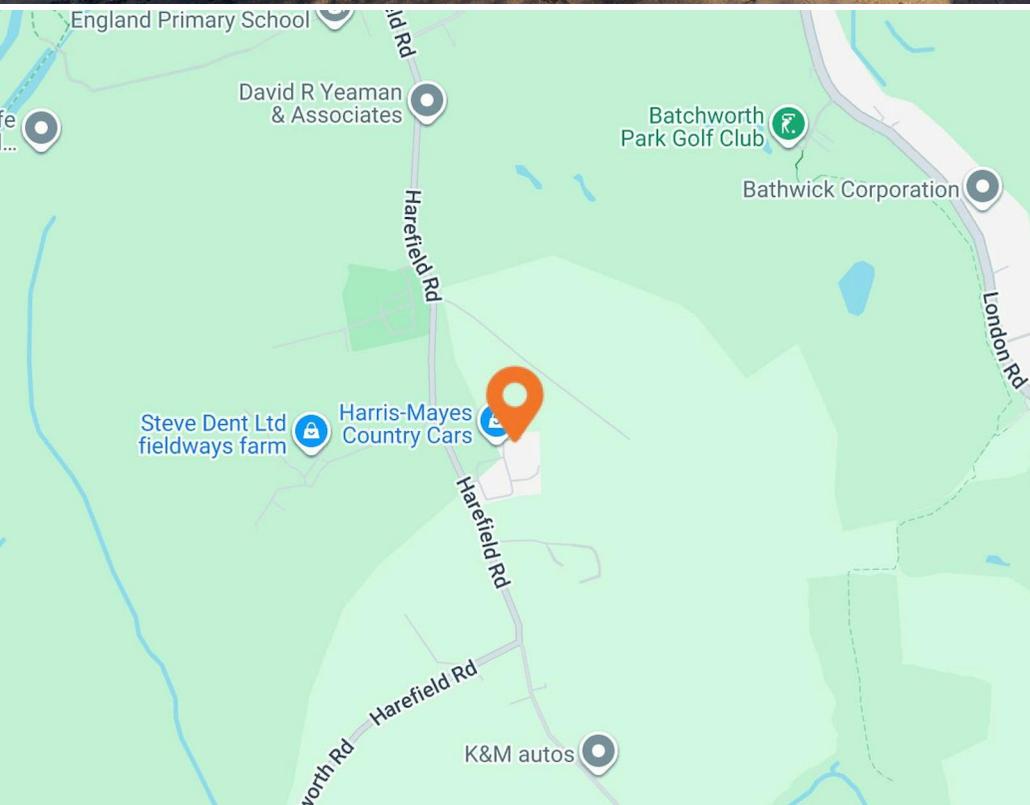
Located only 3.5 miles of junction 17 of the M25, the site offers great access to all of London and the Home Counties.

## Tenure

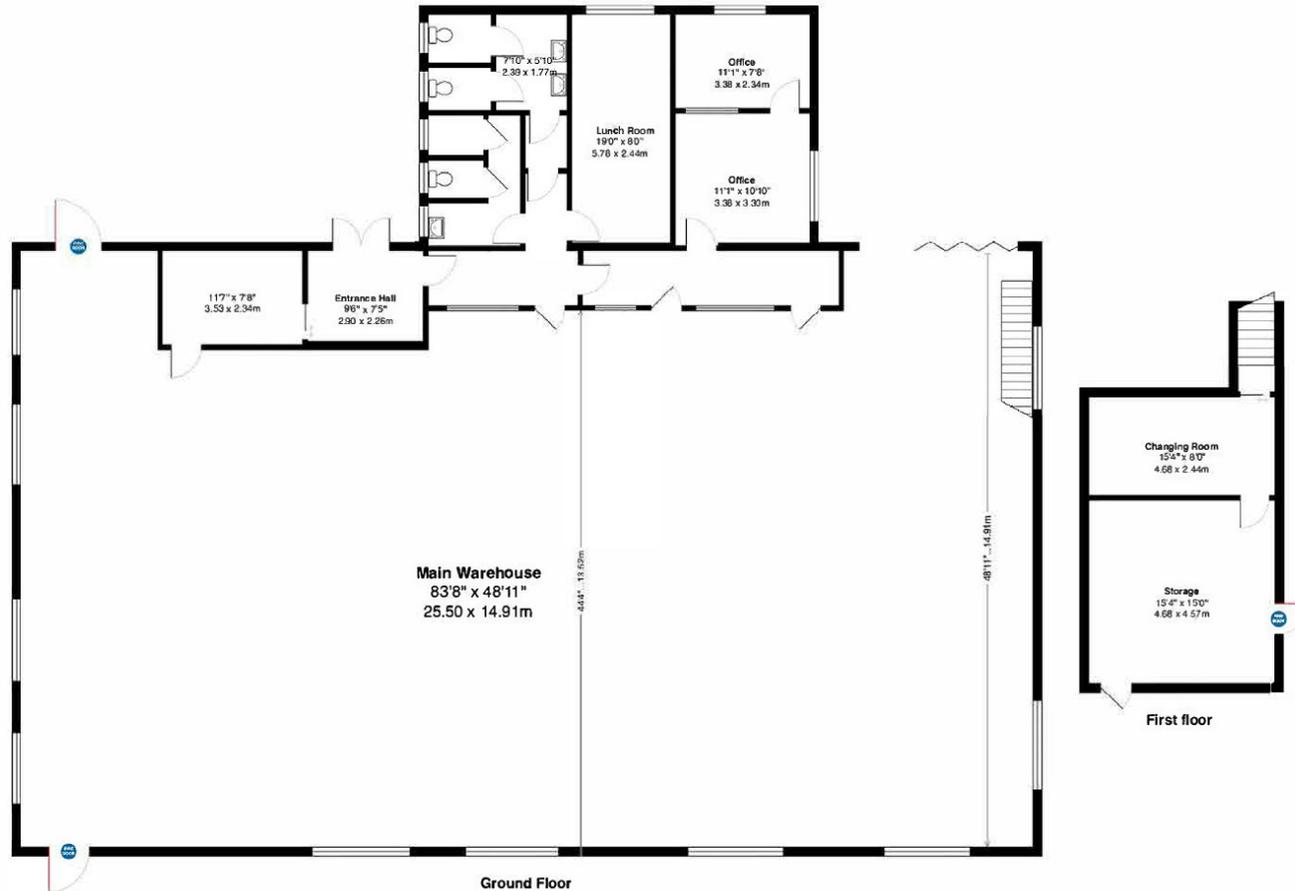
This property is available via a long leasehold with approximately 77 years remaining.

There is a ground rent payable, which amounts to approximately £6,500 per annum.

The freehold may be available to purchase by way of separate negotiation.







Woodcock Hill Estate, Harefield Road, Rickmansworth WD3

Total Gross Area: 5083 ft<sup>2</sup> ... 472.3 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,730	439.43
1st	353	32.79
<b>Total</b>	<b>5,083</b>	<b>472.22</b>
<b>Price</b>	£750,000 plus VAT	
<b>Rates</b>	£20,736 per annum This is an estimate for April 2026 - April 2027.	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Applicable	
<b>EPC</b>	On application	

# Contact

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