

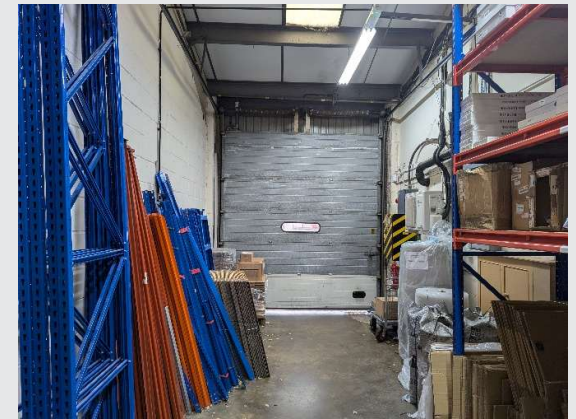
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Warehouse premises with offices
and car parking

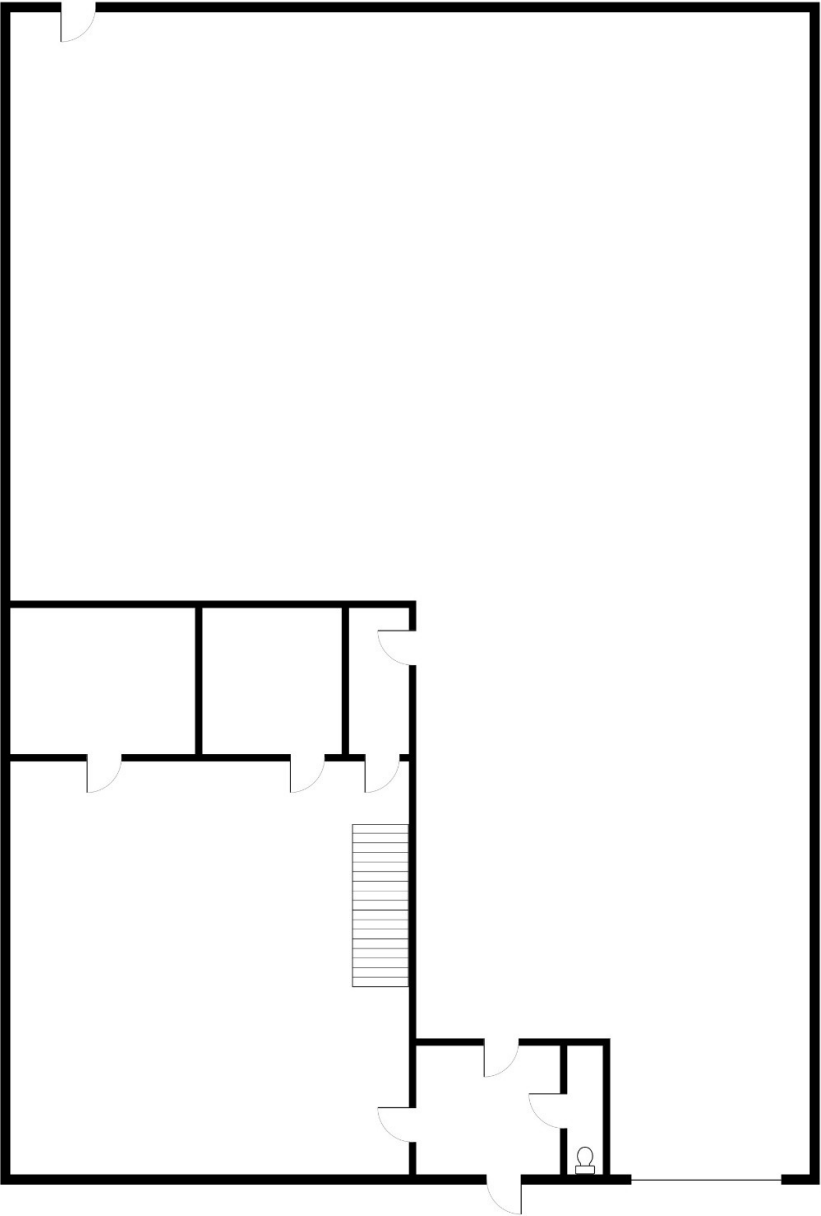
Unit 2 and 3 Finway Court, Whippendell Road, Watford,
WD18 7EN



GROUND FLOOR ONLY

ACCOMMODATION

	Sq ft	Sq m
Ground Floor	4,730	439.43
First Floor	1,636	151.99
Total:	6,366	591.42



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

KEY FEATURES

- ✓ 3-phase power
- ✓ Parking for 10 cars
- ✓ Mezzanine offices with kitchenette
- ✓ Min. eaves height of circa 13ft

LOCATION

Prominently situated on Whippendell Road, Finway Court is a modern built estate consisting of 12 industrial units. The industrial estate is located 0.4 miles from Watford Metropolitan Station and 1.2 miles from Watford High Street Station. The M25 is 3.2 miles away and the M1 is 2.9 miles.

VAT

VAT is not payable.

HOURS OF OPERATION

A condition of the original planning permission is that use of the units on the site is only permitted between the hours of 7am – 7pm Monday – Friday, 7am – 1pm on Saturdays and not at all on Sundays and bank holidays.

DESCRIPTION

Two mid-terrace industrial units which have been merged into one to form a 6,366sqft unit. The unit benefits from 3 phase power and has parking to the front for approximately 10 cars. The ground floor has a small section of office space which then opens up to the main warehouse. To the first floor is office, kitchen and W/C facilities.

TERM

A new lease for a term to be agreed.

RENT

£95,500 per annum exclusive

SERVICE CHARGE

£6,000 per annum

RATES

Rateable value: £65,000. Interested parties should contact Watford Borough Council to verify rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk