

# PERRY HOLT

PROPERTY CONSULTANTS

## FOR SALE

Rare industrial use freehold

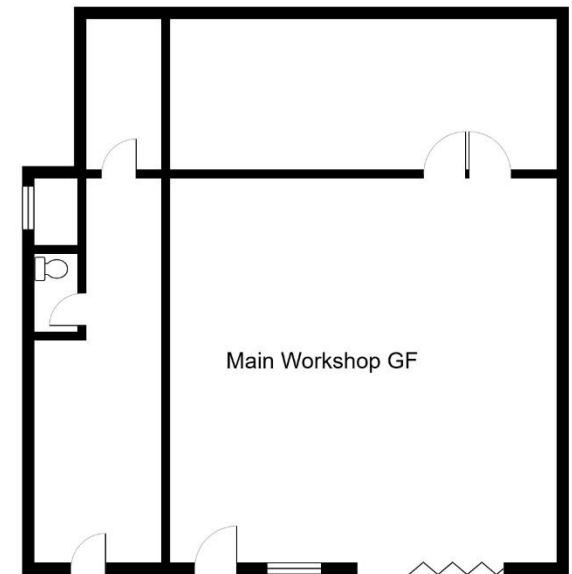
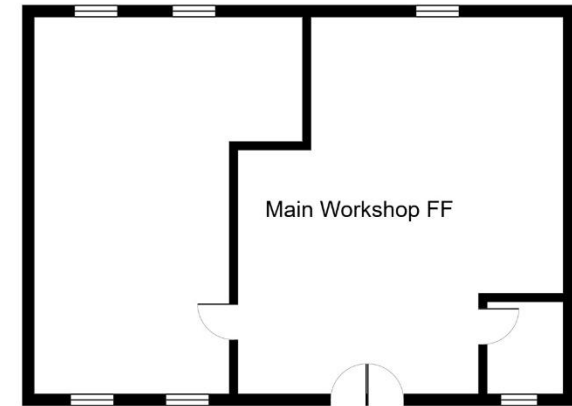
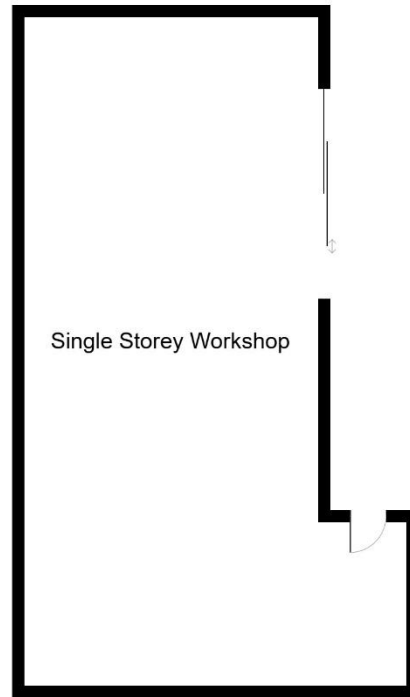
1A Harwoods Road, Watford, WD18 7RB





## ACCOMMODATION

Building Description	Sq ft	Sq m
Single Storey Workshop	732.6	68.06
Main Workshop	1,615	150.03
Storage Building	392	36.41
<b>Total</b>	<b>2,737</b>	<b>254.27</b>



## AMENITIES

- ✓ Industrial Use
- ✓ Three detached buildings
- ✓ Suitable for other uses
- ✓ Close to amenities

## LOCATION

Located off Harwoods Road, nestled within the residential, the property is in a convenient location. The site is opposite Watford General Hospital, close to a small parade of shops on Vicarage Road and approximately 5 minute drive from Watford Town Centre. The two nearest train stations are Watford High Street Station, serving overground line into London Euston and Watford Metropolitan Station which is on the met line. Both stations are just under 1 mile from the site. By road, the closest major road links are the M25 and M1 which are approximately 3.5 miles from the site.

## RATEABLE VALUE

Current Rateable Value - £19,250

## DESCRIPTION

The property comprises a long-established industrial site that has been used for manufacturing purposes for approximately 60 years, providing a rare opportunity to acquire a freehold premises with established industrial use. The freehold demise includes the access road leading to the site together with a small parking area suitable for a car located at the top by Harwoods Road. The site itself contains three detached buildings. The principal building is arranged over two storeys, providing a large first-floor area together with a ground floor that includes W/C facilities. In addition, there is an L-shaped building which benefits from a metal loading shutter door, allowing forklift access directly into the building and making it well suited for loading, storage or workshop use. A further smaller two-storey building is also situated on the site and provides useful additional storage space. The property benefits from three-phase power, supporting a variety of industrial or manufacturing operations. The buildings are in working condition, although somewhat tired in parts, which is consistent with a site that has been used for manufacturing over the past six decades.

## GUIDE PRICE

£525,000 on unconditional basis only, for the freehold interest.

## VAT

Not applicable

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

E 114 & D 78

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