

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

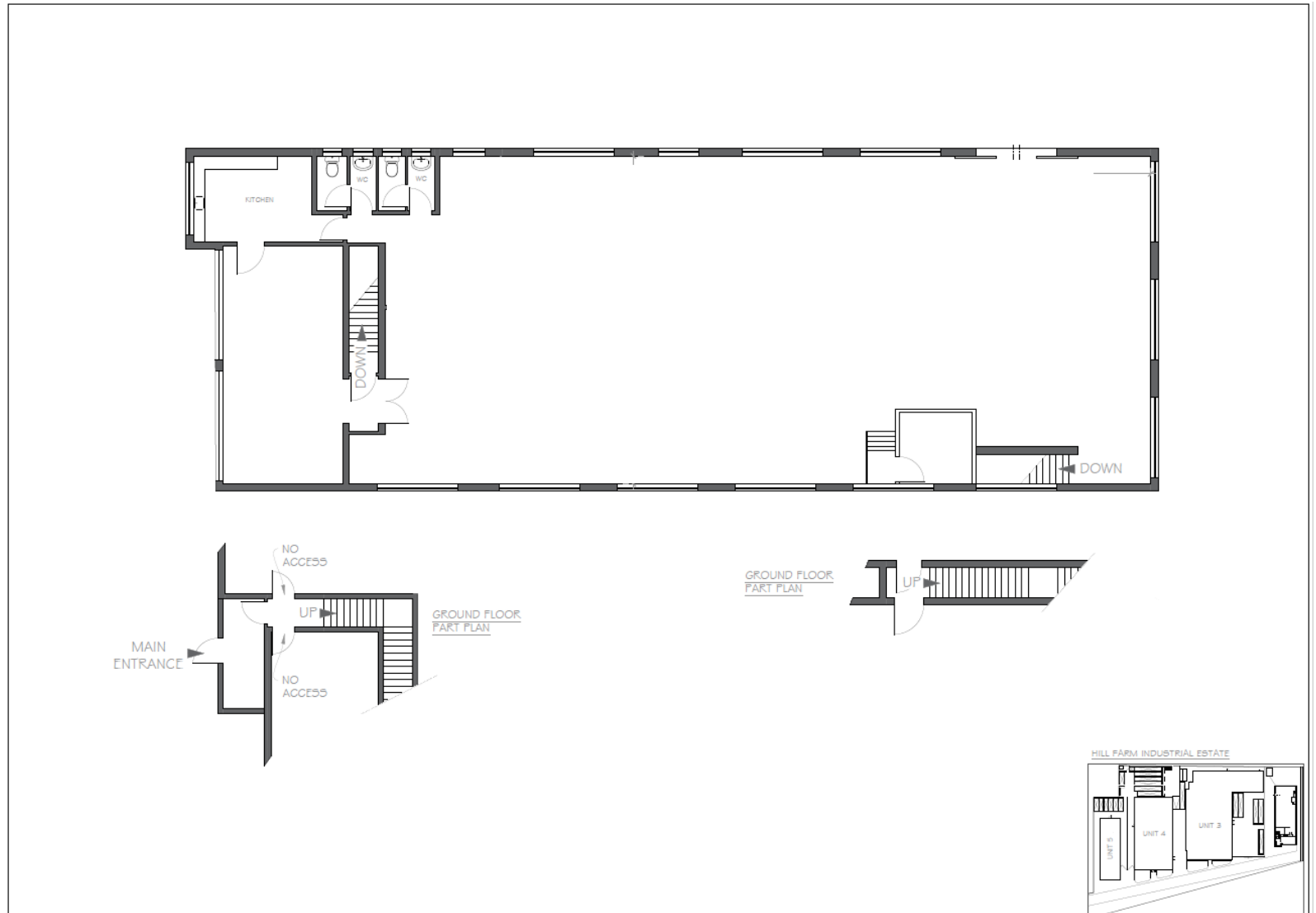
**Warehouse premises with offices
and car parking**

Unit 2, Hill Farm Avenue Industrial Estate, Hill Farm Avenue,
Watford, WD25 7SD



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	3,439	319.49
First Floor	3,439	319.49
Total:	6,878	638.98



KEY FEATURES

- ✓ Suitable for offices, storage and studios
- ✓ Ample parking available
- ✓ 2 miles to M1 & M25
- ✓ W/C and kitchen facilities

LOCATION

The property is prominently located on Hill Farm Industrial Estate, facing Aerodrome Way and close to Warner Bros. Studios Leavesden. The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property. Leavesden forms part of the wider Watford area, a well-established commercial and business hub benefiting from excellent transport links and a strong local workforce. Watford town centre offers a wide range of amenities, including retail, leisure, and food outlets, while also providing direct rail services into Central London, making the location attractive for a variety of occupiers.

VAT

We understand that VAT is applicable.

DESCRIPTION

A versatile two-storey detached warehouse unit offering a mix of ground and first-floor space, suitable for offices, storage, or studio use. Along with male and female WC facilities and a kitchen, the property benefits from ample on-site parking and convenient access to the M1 and M25 within approximately 2 miles.

TERM

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

Rent on application.

RATES

Rateable value for Unit 2 Ground Floor: £32,250.

Rateable value for Unit 2 First Floor: £21,500.

Rates should be confirmed with Watford Borough Council.

EPC RATING

C62

LEGAL COSTS

Each party to be responsible for their own legal costs.

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