

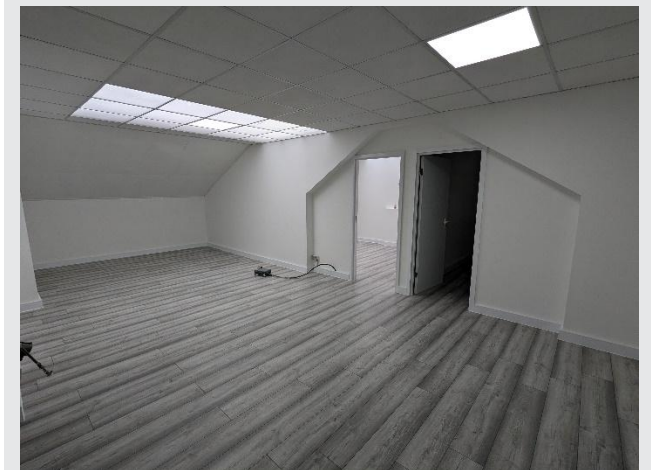
# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

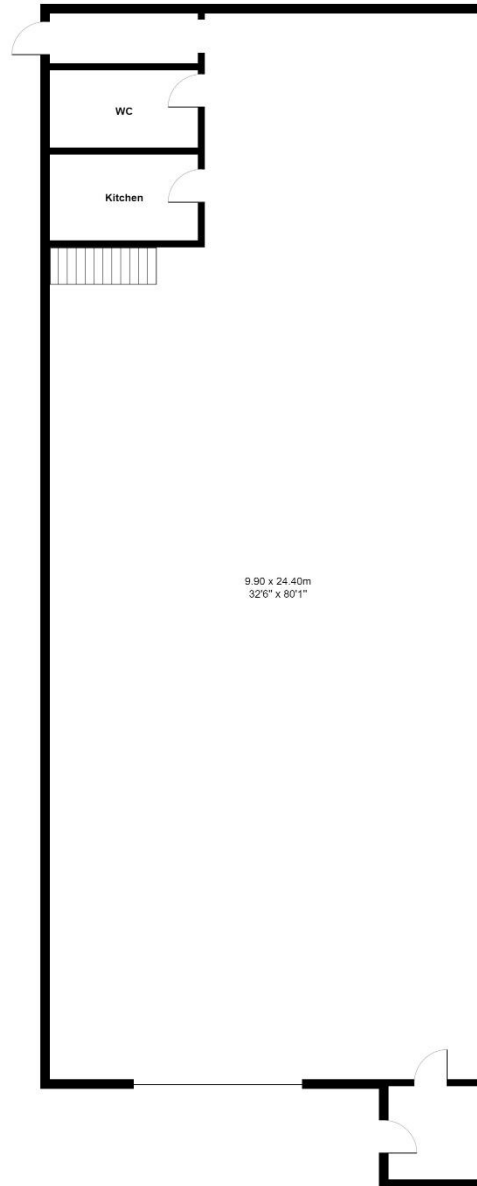
## Warehouse/industrial unit

Unit 8, Moor Park Industrial Centre, Tolpits Lane,  
Watford, Hertfordshire, WD18 9SP

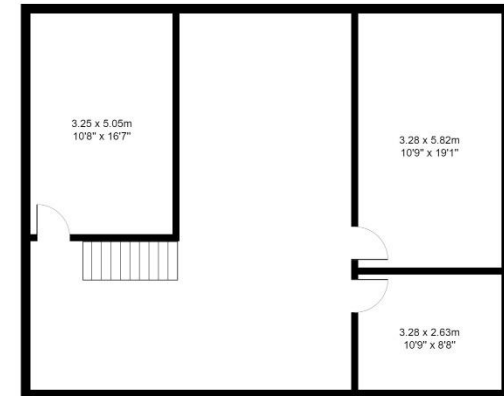


## ACCOMMODATION

	Sq ft	Sq m
Warehouse	2,713	252
Mezzanine offices	958	89
<b>Total</b>	<b>3,671</b>	<b>341</b>



First floor



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Electric roller shutter loading door
- ✓ Parking to the front
- ✓ First floor mezzanine offices
- ✓ Refurbished unit

## LOCATION

Moor Park Industrial Estate is located on Tolpits Lane from which road communications are excellent. Access to the M25 at Junctions 17, 18 and 19. The property is equivalent distance between Rickmansworth and Watford town centres, with excellent rail services from both. Rickmansworth has both Metropolitan and Main line stations, whilst Watford has a main line service to London Euston within 19 minutes.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

Comprises a refurbished industrial/warehouse unit, including first floor mezzanine offices along with kitchen and W/C facilities. The warehouse has a minimum eave height to the underside of the roof truss of some 12ft with electric roller shutter loading access and car parking to the front of the unit.

## TERM

A new lease for a term to be agreed

## RENT

£57,000 per annum exclusive.

## RATES

Rateable value: £26,000.

Rates payable should be verified with Watford Borough Council.

## EPC

D81

## VAT

We understand that VAT is not payable on the purchase price.

# PERRY HOLT

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