

An aerial photograph of the Watford Enterprise Centre, showing several large industrial buildings with corrugated metal roofs. The buildings are surrounded by a parking lot with several cars and vans. In the background, there are trees and a residential area with houses. The sky is overcast.

WATFORD ENTERPRISE CENTRE

25 GREENHILL CRESCENT

WATFORD

WD18 8XU

bf.
brasierfreeth.com

High Quality Warehouses- To Let - 478 Sq.ft to 1,229 Sq.ft

KEY DETAILS

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities

DESCRIPTION

Comprising modern single storey light industrial/storage units constructed of brick and block cavity elevations under an insulated roof.

The units mostly comprise a ground floor warehouse with ancillary office accommodation. The units benefits from allocated parking and an up and over loading door with associated loading apron.

AMENITIES

 Eaves Height - 4.5m	 Car Parking	 3 Phase Power	 Warehouse
 Loading Door	 Secure Site	 WCs	 24 Hour Access



Unit 10



Unit 20

WATFORD ENTERPRISE CENTRE

WD18 8XU

ACCOMMODATION

Unit 10	Size Sq.ft	Size Sq.m
Ground	478	44.41
Unit 16	Size Sq.ft	Size Sq.m
Ground	616	57.20
Mezzanine	161	15.00
Total	777	72.00
Unit 20	Size Sq.ft	Size Sq.m
Ground	961	89.27
Mezzanine	268	24.89
Total	1,229	114.16

These floor areas are approximate and have been calculated on a gross internal basis.

LOCATION

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

TRANSPORT



M25 (18/19) - 13 minutes drive



M1 (J5) - 15 minutes drive



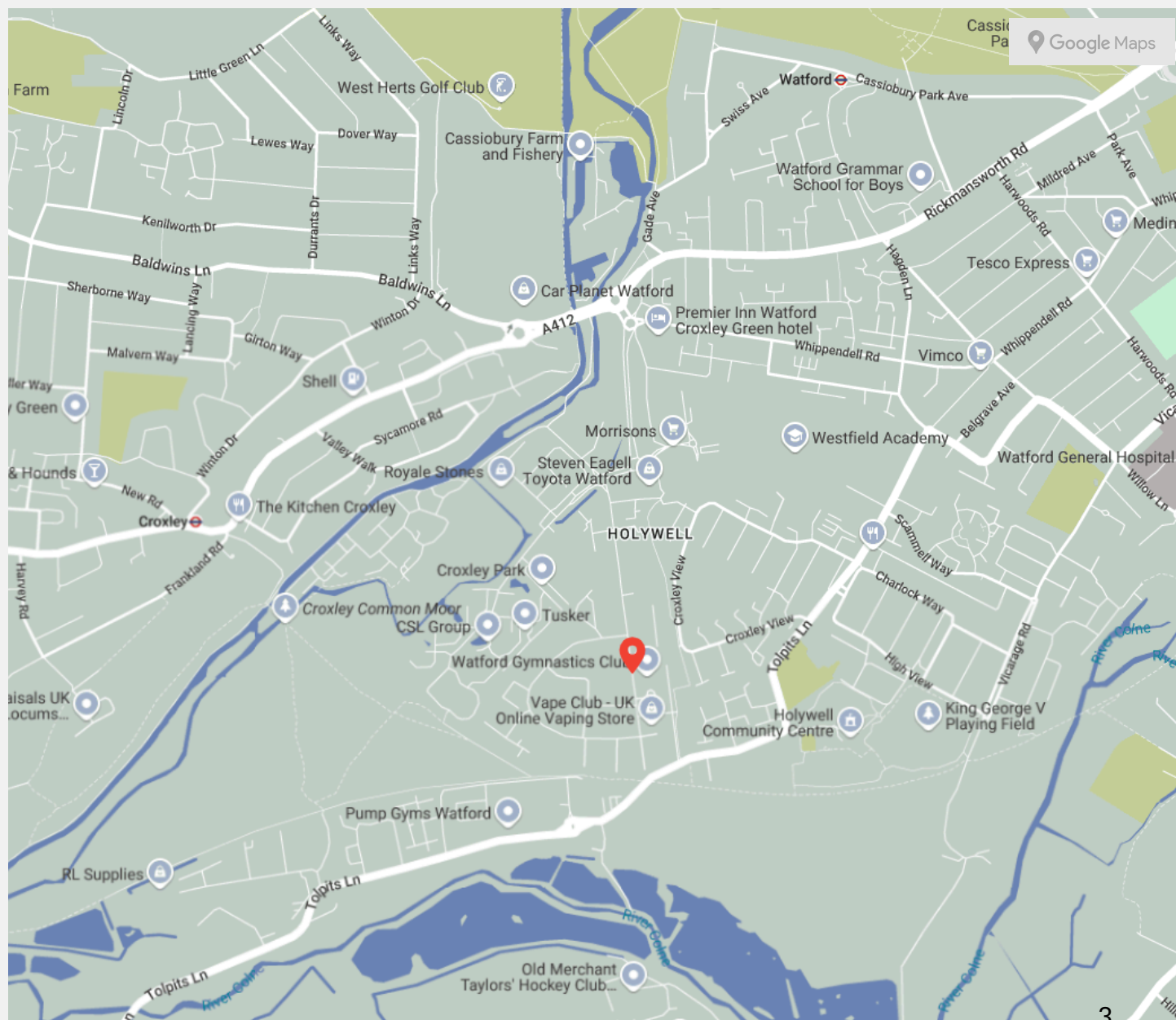
Croxley underground - 4 minutes drive



Watford Junction - 9 minutes drive

All the above times are approximate.

Warehouse
TO LET



TENURE

The units are offered to let on full repairing and insuring leases for flexible terms by negotiation.

RENT

Unit 10 - £14,500 per annum exclusive
Unit 20 - £28,500 per annum exclusive.

SERVICE CHARGE

There is a service charge levied against the estate for communal parts and external fabric of the unit.

EPC

Unit 10 - D 87.
Unit 20 - D 89.

RATEABLE VALUE

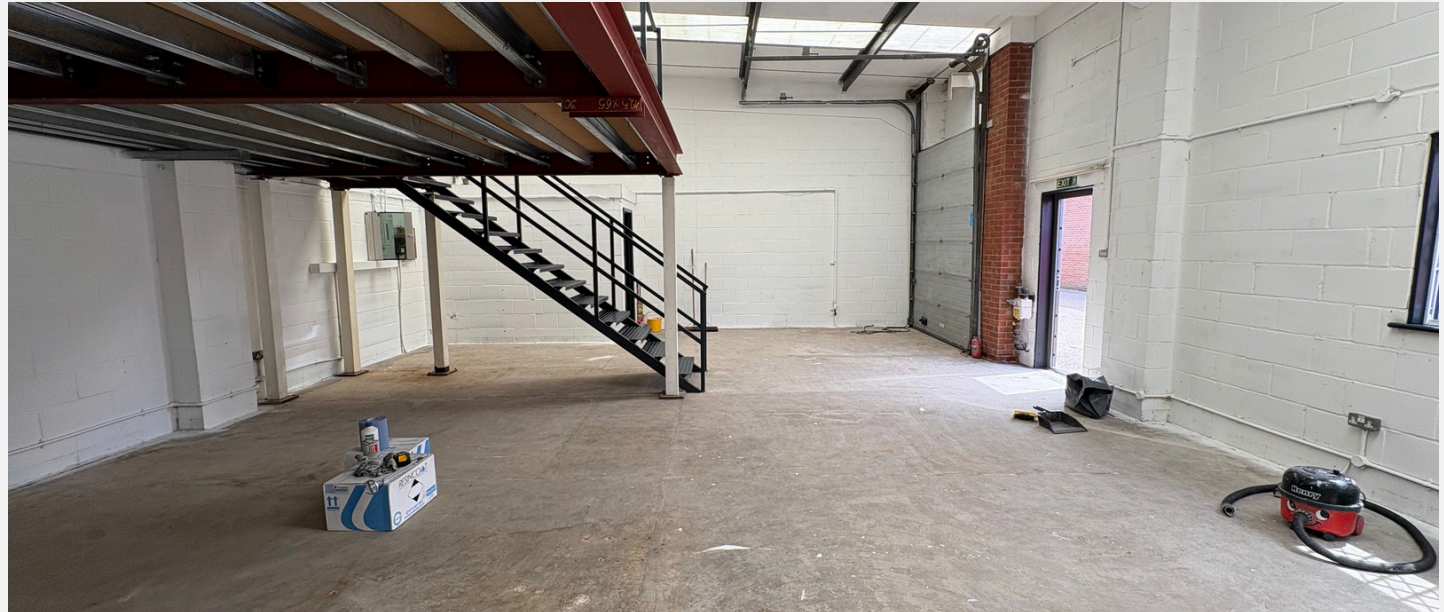
The VOA website shows an entry in the current Rating List of:

Unit 10 - £8,800
Unit 20 - £17,750

For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



Unit 20

CONTACT

GET IN TOUCH

Issy Wash

07704 674560

issy.wash@brasierfreeth.com

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

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