

UNIT 11

PARAMOUNT INDUSTRIAL ESTATE, WATFORD, WD24 7XA

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

FOR SALE

4,326 SQ FT

**For Sale or To Let - Lower Ground Floor
Industrial / Storage Premises**

Key Features

- 2 ton goods lift loading
- On site Caretaker
- 3 Phase Power available
- Up to 4.2 metre clear height
- 1 on site car parking space

**Unit 11, Paramount Industrial Estate
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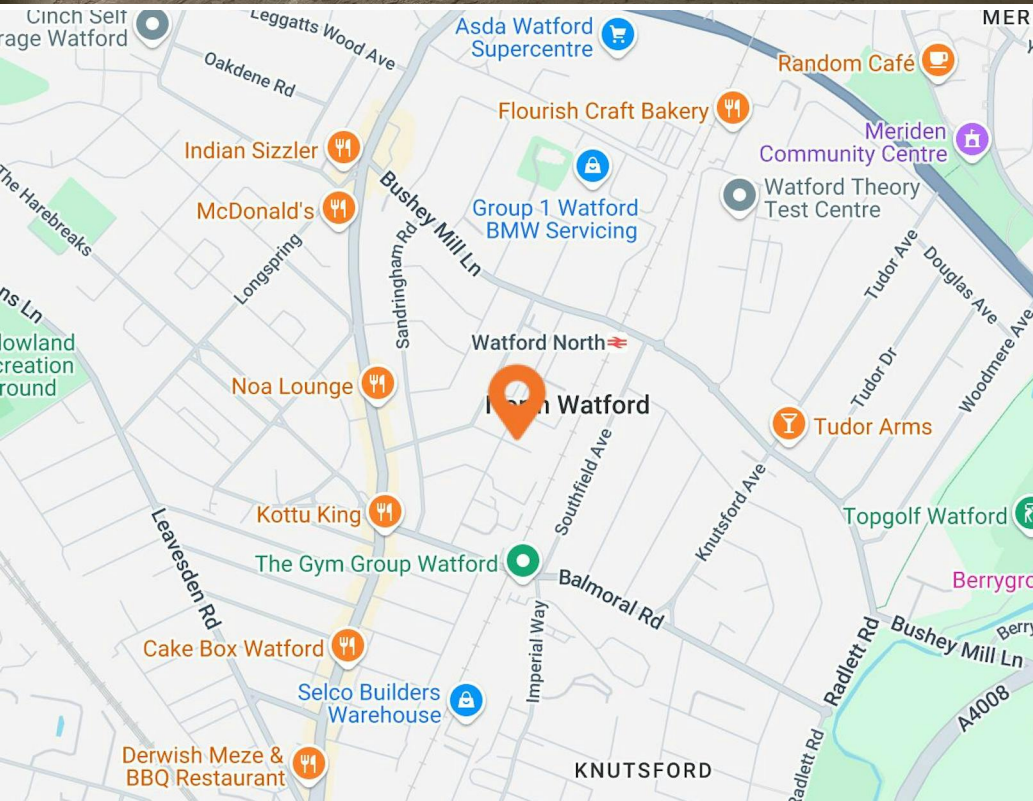
Description

Situated at lower ground floor level totalling 4,326 sq ft (GIA) with goods loading via an 8ft wide X 10ft long 2 ton goods lift.

Location

The Paramount Industrial Estate is located on Sandown Road, North Watford, within 1½ miles of the M1 Motorway (J5). The M25 (J's 19/20/21) are all approximately 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station within a short walk connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north plus a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	4,326	401.90
Price	£250,000	
Rates	£10,800 per annum This is an estimate provided from the VOA for April 2026 - April 2027.	
Service Charge	£6,000 per annum Comprising Building Insurance, Caretaker services, maintenance & repair of common parts & Lift, Fire alarm maintenance, common parts electric.	
VAT	Not applicable	
EPC	D (91)	

Contact

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