

UNIT 14

PARAMOUNT INDUSTRIAL ESTATE, WATFORD, WD24 7XA

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

TO LET

2,829 SQ FT

Ground floor Business / Light Industrial & Storage Unit To Let

Key Features

- 3m roller shutter door
- Gas fired central heating
- Kitchen
- 3 phase power supply
- Up to 4.3m eaves height
- On site Caretaker

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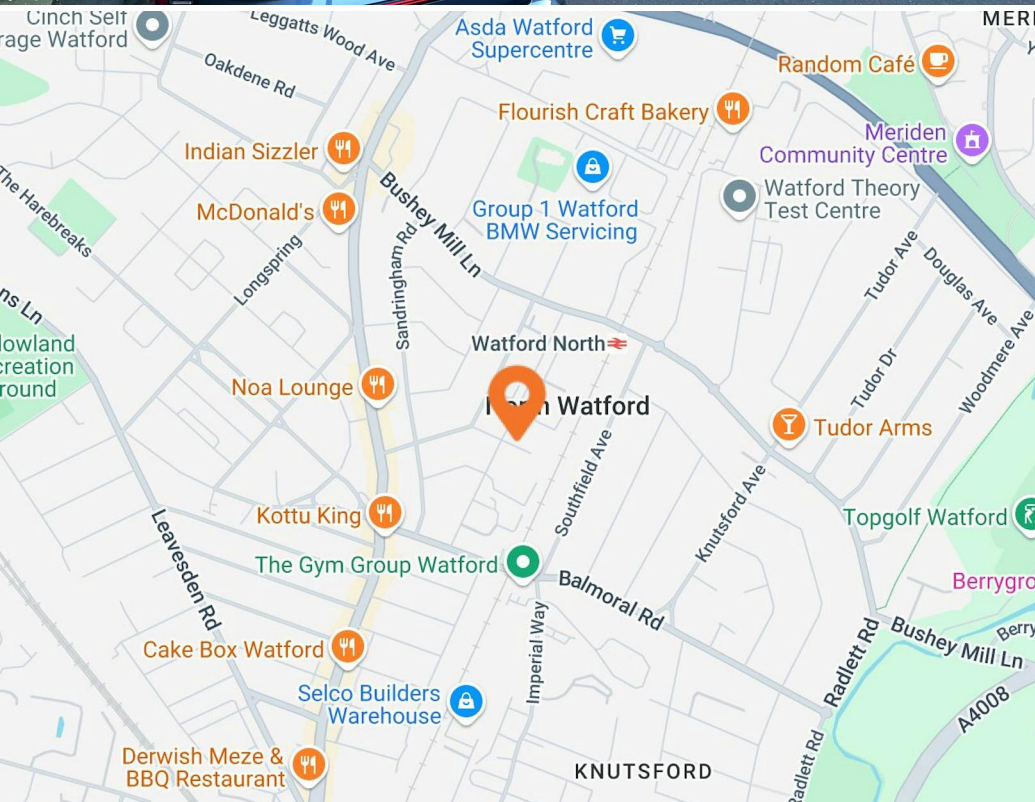
Description

The property forms part of a complex and is located on the ground floor. Comprising a self-contained unit offering a mix of office, storage and light industrial use amounting to a total of 2,829 sq ft (262.82 sq m).

Location


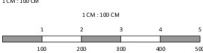
Located on the Paramount Estate in Sandown Road, North Watford, within 1.5 miles of the M1 Motorway (Junc. 5). The M25 (Juncs. 19/20/21) are all approximately 2.5 miles distance and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stanstead Airports.

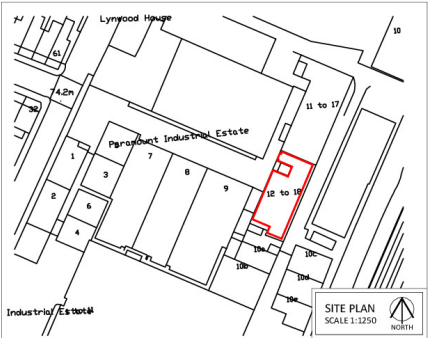
North Watford railway station is within a short walk and this connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker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





Approx 248 msq / 2669 sqft within red boundary
SCALE 1:100 at A3 PAPER SIZE

Drawing Title UNIT 14, PARAMOUNT IND ESTATE LEASE PLAN	Address UNIT 14 PARAMOUNT INDUSTRIAL ESTATE NORTH WATFORD WD24 7XA	Date 17.04.2014	Scale 1:100	Sheet A3
 LEASE PLANNERS WWW.LEASEPLANNERS.CO.UK		Dwg No. CPC LP 4108-0	Revision 0	Drawn By AS
 1 CM = 100 CM 1 CM = 100 CM THE DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION / LEASE CALCULATION PURPOSES. ALL DIMENSIONS SHOULD BE CHECKED ON SITE		■ RED OUTLINE INDICATES THE PREMISES		



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,829	262.82	Available
Total	2,829	262.82	
Lease	New Lease		
Rent	£31,250 per annum		
Rates	£4.85 per sq ft		
Service Charge	On application		
VAT	Applicable		
EPC	D (96)		

Contact

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