

WOW WORKSPACES MOWAT INDUSTRIAL ESTATE WATFORD

WD24 7UY

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To Let - Warehouse/Storage/Office Space

MOWAT INDUSTRIAL ESTATE
WATFORD
WD24 7UY

Warehouse/Storage/Offices
TO LET



KEY DETAILS

- Loading bay with goods lift
- CCTV
- Mobile door entry & 24/7 access
- 4.6m internal height
- LED lighting
- Communal kitchen
- WCs & showers
- Parking

AMENITIES



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DESCRIPTION

The units all benefit from 4.6m internal height, LED lighting, and hot and cold water connections.

They share a communal kitchen, WCs, showers, loading bay, goods lift, CCTV, mobile door entry and 24/7 access. No hidden costs.

ACCOMMODATION

Unit 2	*Size Sq.m*	*Size Sq.ft*
Ground floor	42.42	532

Unit 34	*Size Sq.m*	*Size Sq.ft*
Ground floor	47.90	516
Mezzanine	25.65	276
TOTAL	**73.55**	**792**

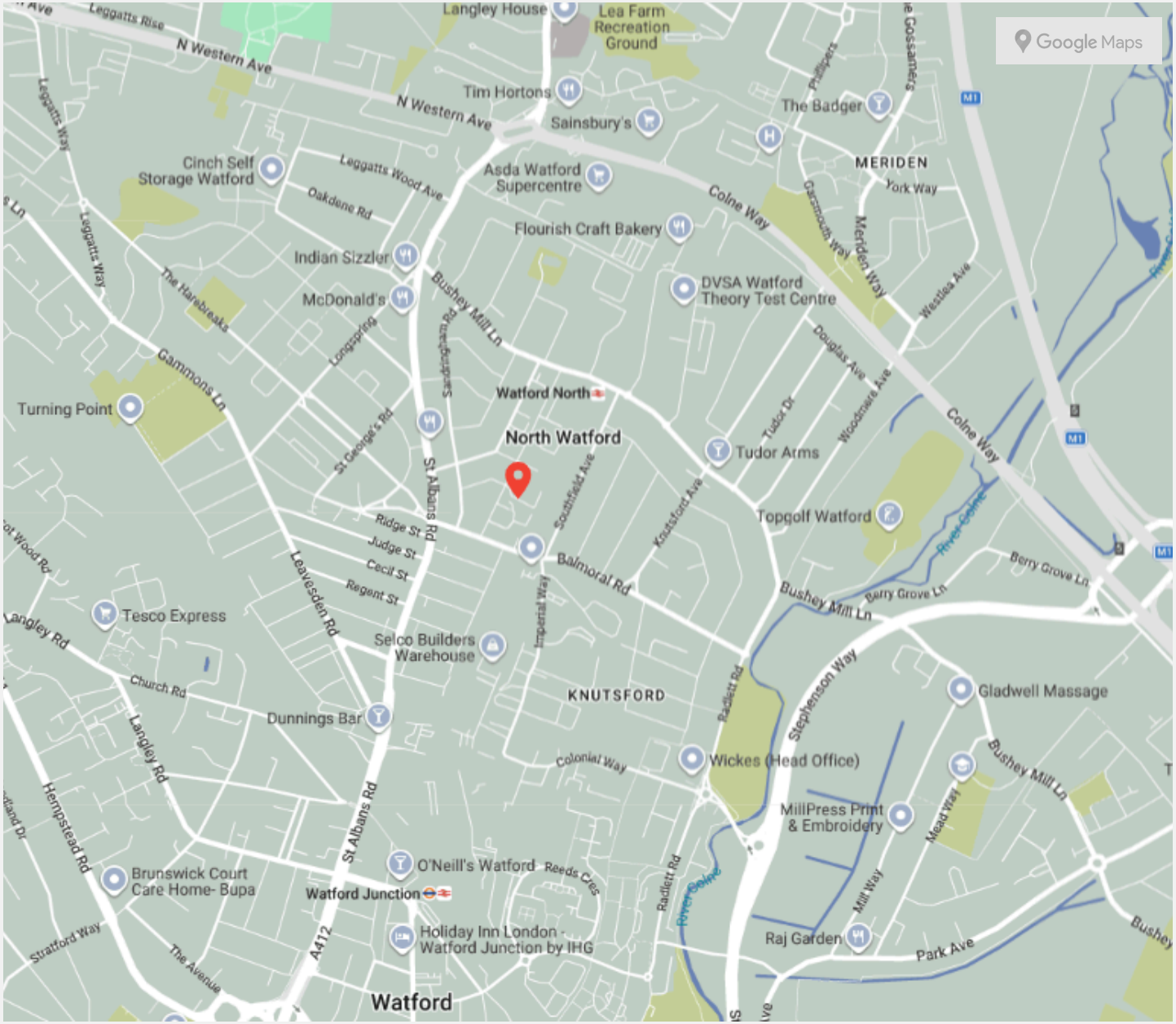
These floor areas are approximate and have been calculated on a gross internal basis.

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LOCATION

The Mowat Industrial Estate is a well-established commercial area with good infrastructure and vehicle access. The units are situated minutes away from the M1 (Junction 5), and the M25 (Junctions 20 and 21) to the north and west provide orbital access to Heathrow, M40, M4 and M11.

Watford Junction station provides fast rail links to London Euston (approx. 20 minutes).

TRANSPORT

- Watford Junction - 1.6 miles
- M1 Junction 5 - 1.9 miles
- M25 Junction 20/21 - 5 miles

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TERMS

Flexible 12 month contracts.

PRICE

Unit 2 – £2,500 pcm plus VAT.

Unit 12 – £2,800 pcm plus VAT.

Unit 34 – £2,500 pcm plus VAT.

SERVICE CHARGE

The monthly figure for the units is fully inclusive of rent, service charge (communal cleaning and maintenance) and utilities (water, heating and WiFi). Electricity may be recharged where usage exceeds fair use.

EPC

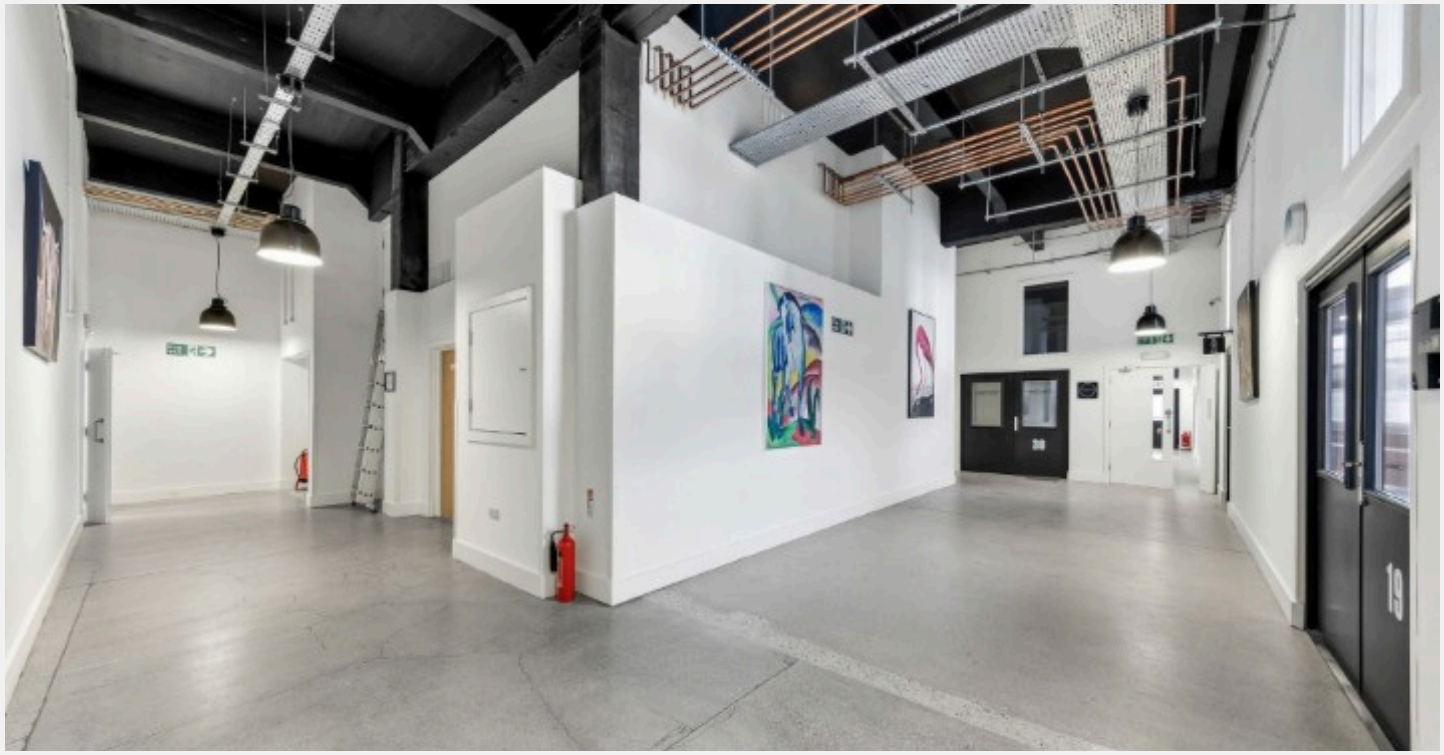
Details upon request.

BUSINESS RATES

All units qualify for small business rates relief, subject to occupier eligibility.

VAT

VAT is applicable.







CONTACT

GET IN TOUCH

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