

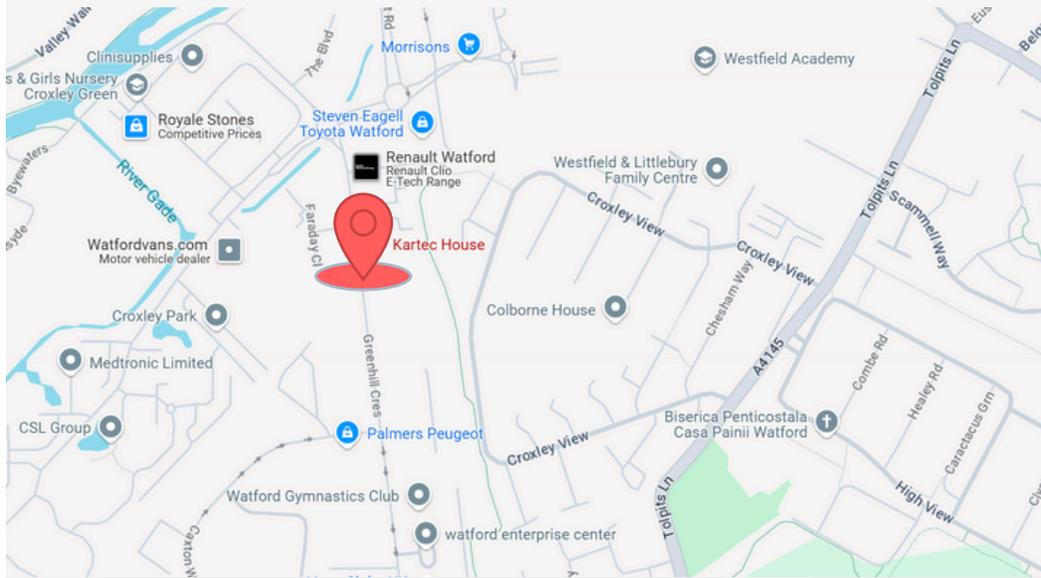
7 Greenhill Crescent |
Watford Business Park |
Watford | WD18 8QU

Industrial Unit To Let | 13,849 Sq.ft



Key features

- Situated within a well-established industrial location in Watford
- Good accessibility by road to M1 (J5/6), M25 (J18/19) and public transport links
- Detached industrial unit of 13,849 sq.ft on a plot of circa 0.79 acres
- Secure, self-contained yard
- Three level loading access doors to the front and rear, with electric roller shutters
- Clear internal height of 7.26m rising to 10.59m to the apex



For viewings contact

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Description

The subject property comprises a detached industrial unit formed of two interlinking steel framed high bay warehouses, and two storey offices to the front, sat within a self-contained site of circa 0.79 acres.

The warehouse has a clear internal height of 7.26m rising to 10.59m to the apex with level loading access from the front and rear.

The unit is currently in occupation and due to undergo some light refurbishment works with availability from Q2 2025. Further details available upon request.

Location

The premises are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre.

Croxley Station is located approximately 1 mile west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

Tenure

The unit is available To Let for a term to be agreed. The lease will be contracted out of the security of tenure provisions of The Landlord & Tenant Act 1954.

Rent

£230,000 per annum exclusive.

Accommodation

Two storey offices	2,516 Sq.ft	233.76 Sq.m
Warehouse	10,415 Sq.ft	967.60 Sq.m
Mezzanine	918 Sq.ft	85.25 Sq.m
TOTAL	 13,849 Sq.ft	 1,286.61 Sq.m

These floor areas are approximate and have been calculated on a Gross Internal basis.

Rates

The VOA website shows an entry in the current Rating List of £93,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C74. Details available upon request.

Legal costs

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

VAT

The property is not VAT registered.