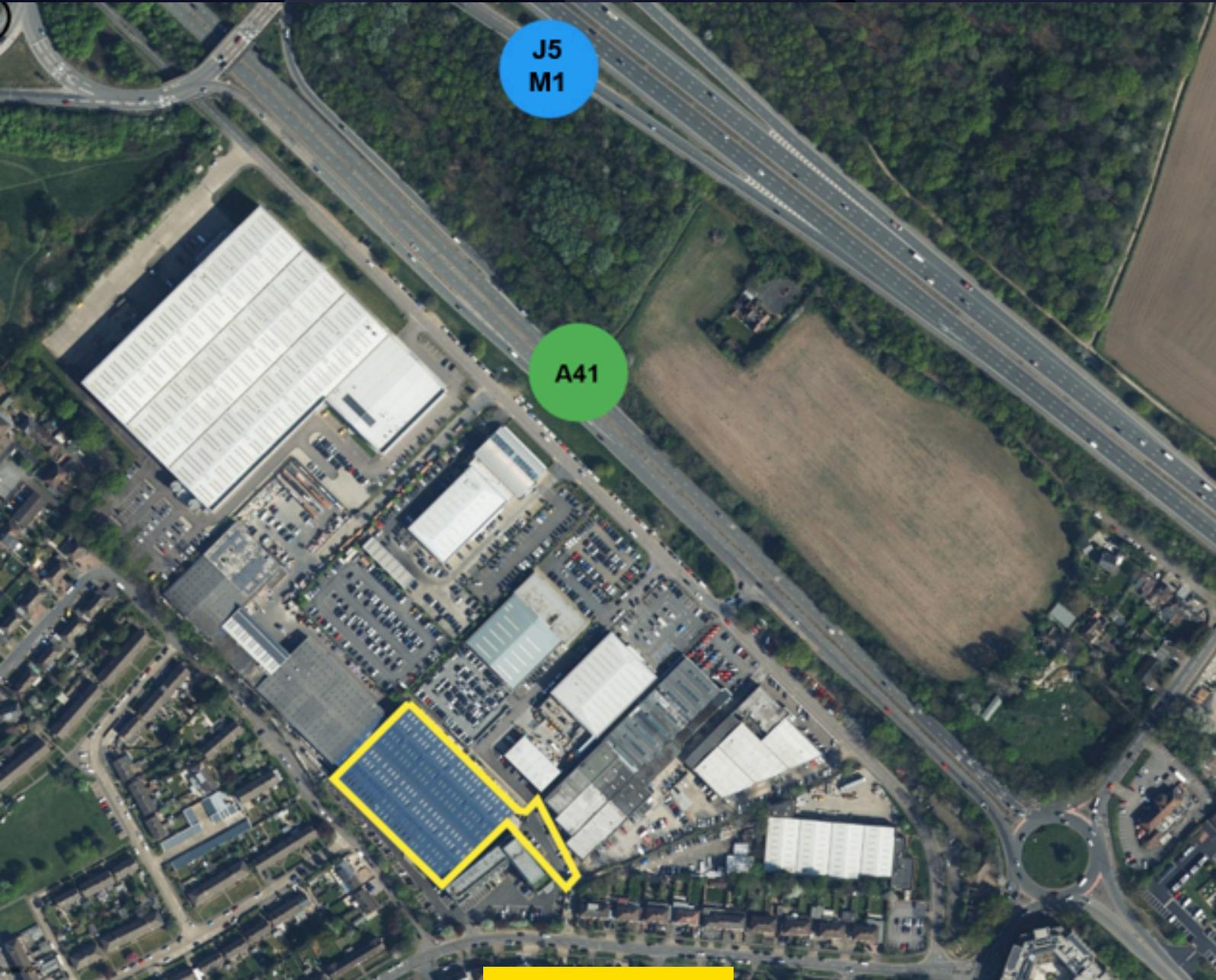


UNIT TO LET £10 PER SQ FT

# PARK AVENUE, WATFORD, WD23 2FW

62,366 sq ft, Warehouse/Storage



J5  
M1

A41

## Key Highlights

Source: Promap

- Close to J5/M1
- 4m clear internal height
- Secure dedicated yard with parking
- Warehouse partially racked
- Single level loading door
- Flexible lease
- Economical space
- 24/7 unrestricted access
- 3 phase power

### VIEWING BY APPOINTMENT ONLY



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## DESCRIPTION

Good secure, self-contained storage space of concrete construction with ancillary offices.

The unit benefits from 4m clear internal height and is partially fitted with existing racking. It is accessed via a single dedicated loading door.

Externally there is a secure yard for vehicle manoeuvres, loading and parking.

24/7 hour unrestricted access.

FLOOR AREA	SQ FT	SQ M
Warehouse and ancillary areas	62,366	5,794
<b>TOTAL</b>	<b>62,366</b>	<b>5,794</b>

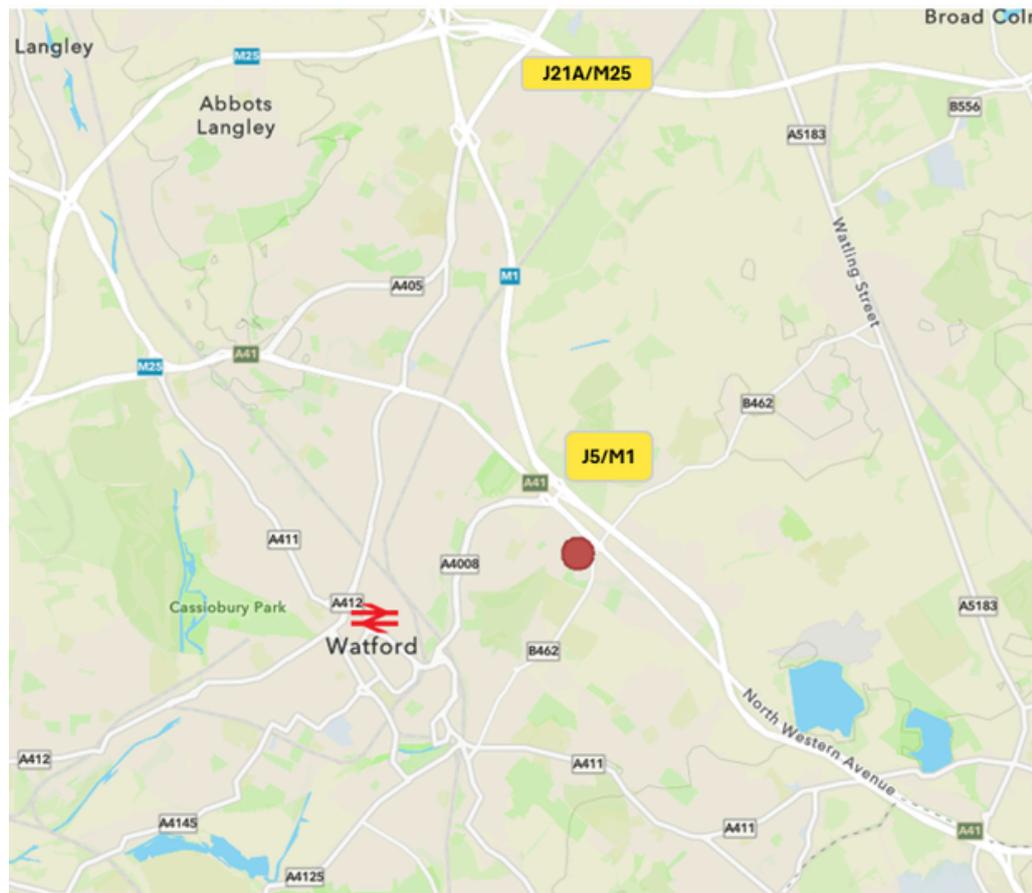
## LOCATION

The property is located on Park Avenue, Watford, close to the M1 at J5 which is 0.6 miles to the north giving easy access to the wider motorway network. It is well situated to serve central London which is approximately 20.4 miles to the south. Watford Junction railway station is within 1.76 miles which connects to London Euston Station. Watford is an established industrial location with nearby occupiers including Porcelanosa, MP Moran, Travis Perkins and CostCo.

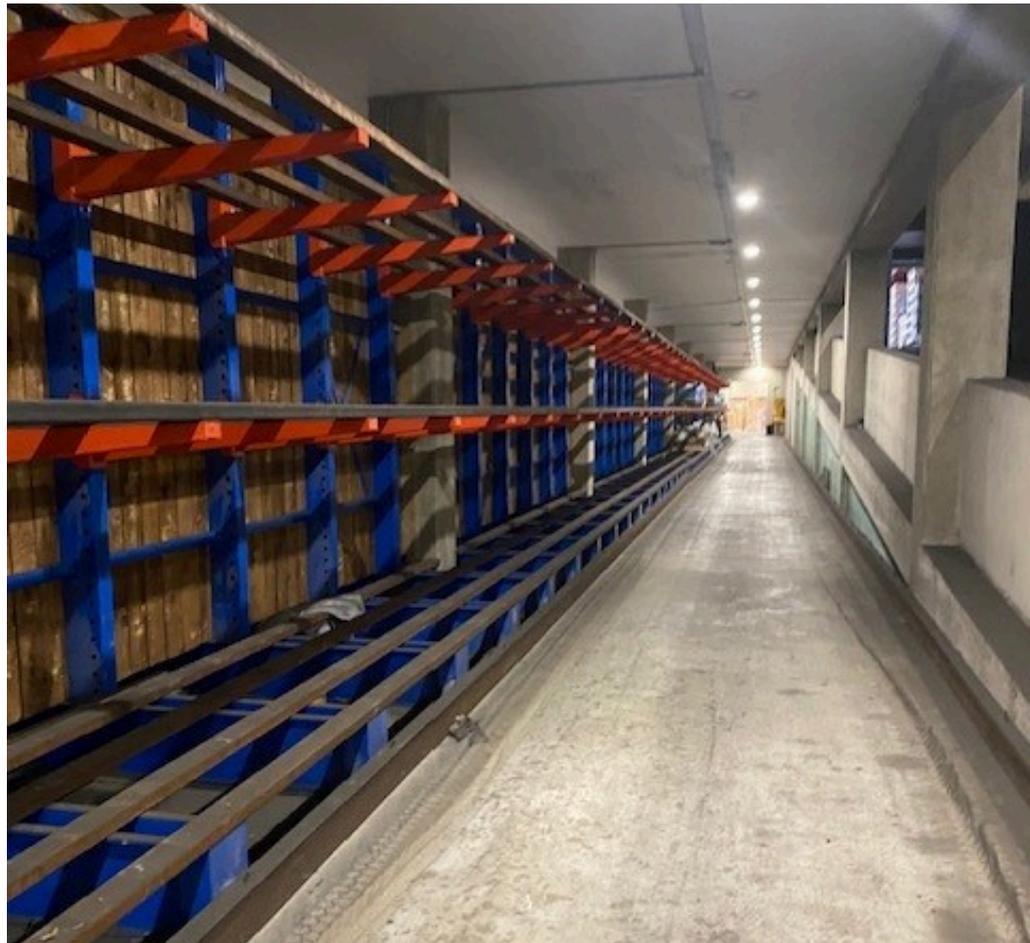
LOCATION	DISTANCE
J5/M1	0.6 miles
J21A/M25	4.3 miles
Watford Junction Station	1.76 miles
Stansted Airport	46 miles
Heathrow Airport	24.5 miles
Luton Airport	19.8 miles

## TENURE

The unit is available to let on terms to be agreed. Our client will consider dividing the unit or letting as a whole on flexible lease terms.



Source: Savills Maps



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