

UNIT 4

6C SHAKESPEARE INDUSTRIAL ESTATE, WATFORD, WD24 5RR

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET

2,866 SQ FT

To Let - Storage / Industrial accommodation

Key Features

- 2 roller shutter doors
- 4 car parking spaces
- 4 metre eaves
- 3 phase power
- Easy access to M1 & M25 Motorways





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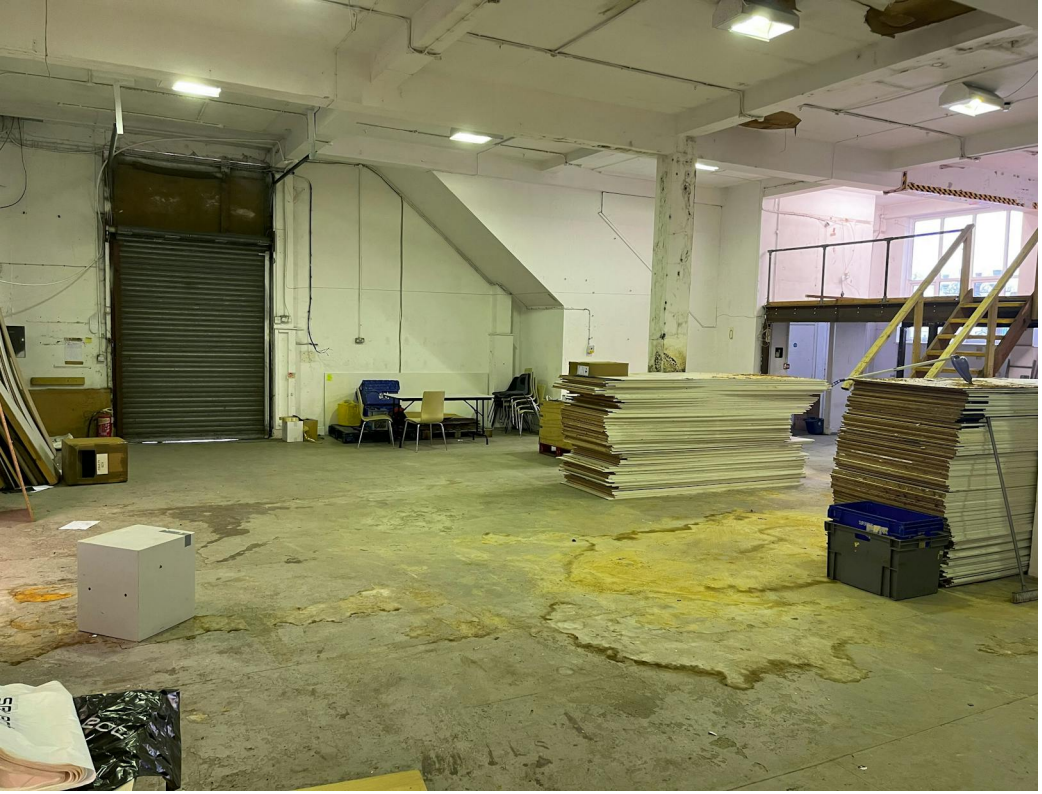
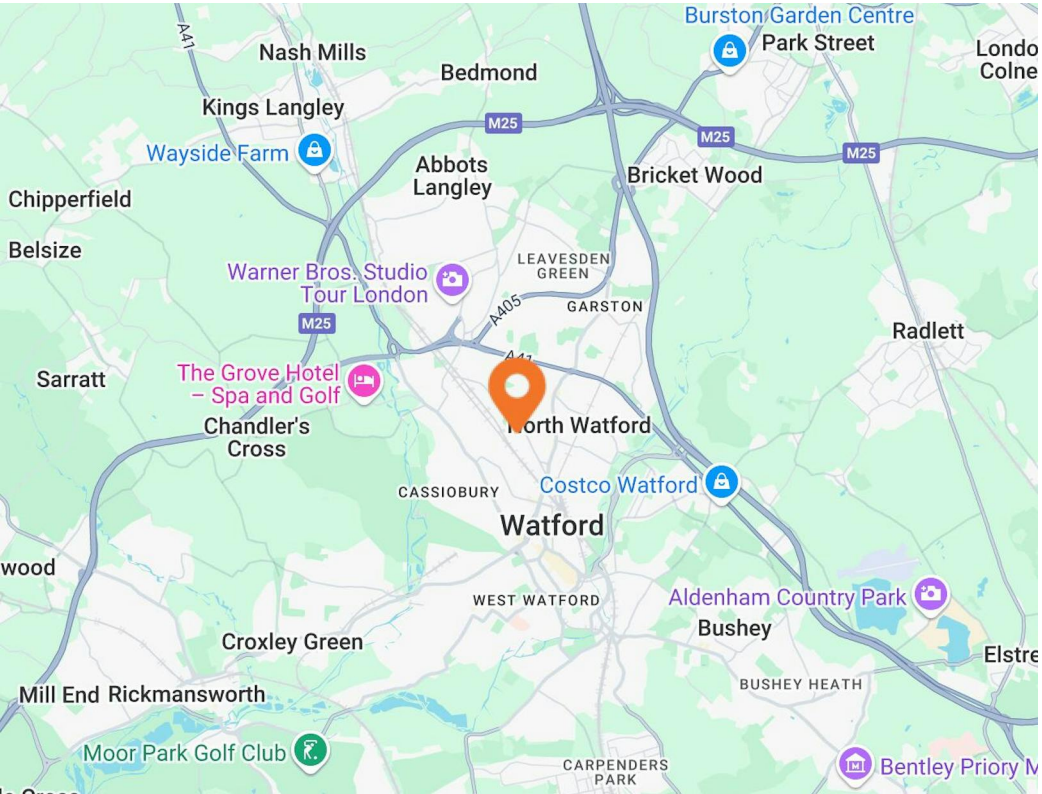




Description

The property comprises a self contained Industrial/Warehouse building formerly 3 individual units that have been interconnected and totalling 10,723 ft² on the ground floor. The last remaining unit available amounts to 2,866 ft² comprising a ground floor with good floor to ceiling height and with a mezzanine. Goods loading is via two tail board loading height powered roller shutter doors.

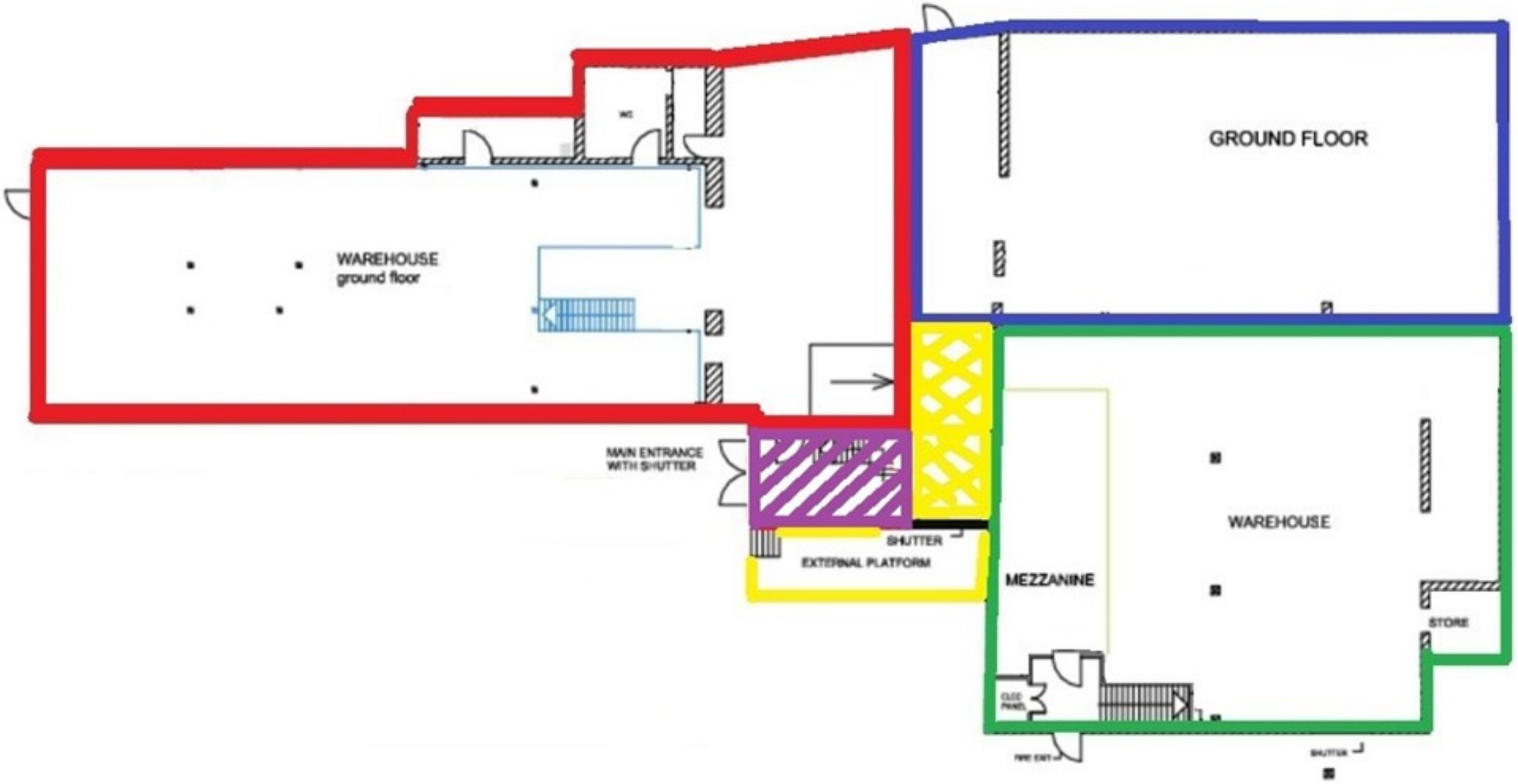
Location

The property is on the Shakespeare Industrial Estate, which is accessed via either Shakespeare Street or Acme Road directly off Leavesden Road, approx. 1½ miles north of the Town Centre.

Road communications are excellent, with both M1 (Junction 5) and M25 (Junctions 19 and 20) Motorways being a short driving distance.

Watford Junction Railway Station (Euston 18 minutes) is approx. 1.5 miles.

Plans


WC
WAREHOUSE
ground floor
GROUND FLOOR
MAIN ENTRANCE
WITH SHUTTER
SHUTTER
EXTERNAL PLATFORM
MEZZANINE
WAREHOUSE
STORE

Availability

Lease	New Lease
Rent	£37,500 per annum
Rates	Rates to be assessed
Service Charge	N/A
VAT	Applicable
EPC	D

Contact

Christopher Smiddy
01923 911 007 | 07753 970 196
chris@forestrealestate.co.uk

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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