

**ASHURST  
REAL  
ESTATE**

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**FOR RENT**

# **9 Fisher's Industrial Estate**

**Wiggenhall Road, Watford WD18 0FN**

**5,042 sq. ft | 468 sq. m.**



**A modern and well located warehouse / trade counter property with good estate visibility and distinctly separate areas for sales + warehousing.**





**Size** 5,040 sq. ft.

**Rent** £100,800 PA

**Service charge** £5,000 PA

**VAT** VAT is payable on the rent and service charge of this property.

**Business Rates** £28,800 PA. estimated payable as of 1 April 2026

**TOTAL COST PA** **£134,600 PA**

**Energy Performance** This property has a D rating.

Ideally suited for use as a trade counter, warehousing or other light industrial uses

- 5,040 SQ. FT.
- Front and rear, full height loading bays
- 6 vehicle parking spaces on the forecourt
- **This property has net zero emissions.**
- Well positioned commercial location
- Flexible layout orientation
- 24/7 access provisions

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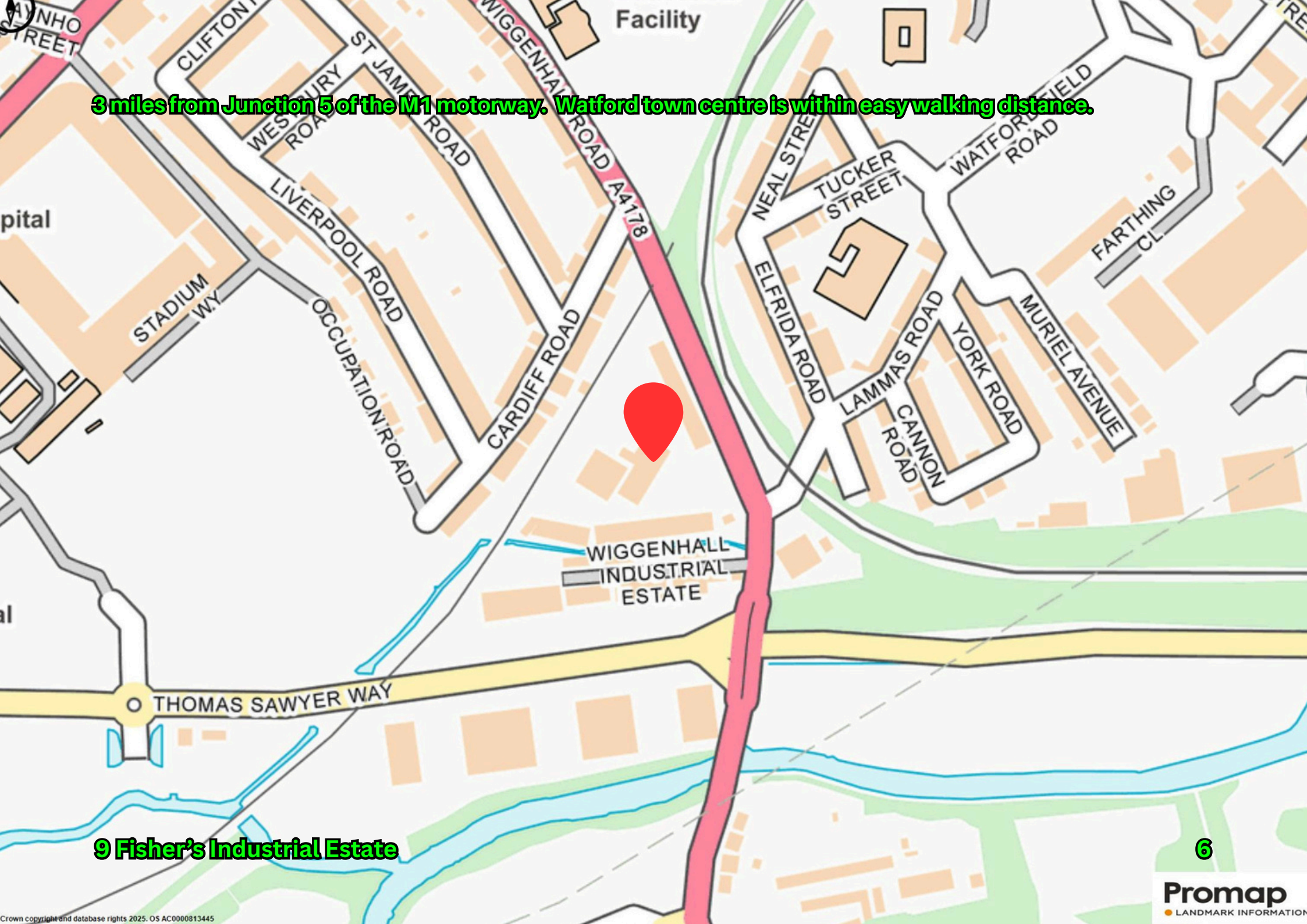




**9 Fisher's Industrial Estate**

**5**

**3 miles from Junction 5 of the M1 motorway. Watford town centre is within easy walking distance.**



**9 Fisher's Industrial Estate**

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## Planning

This property has Class E use.

## Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Money Laundering Regulations 2017 and RICS Professional Standards and will advise which checks are required once heads of terms are agreed.

## Further information

## Ashurst Real Estate

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