

1A GREYCAINE ROAD

WATFORD, WD24 7GP

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

FOR SALE

0.45 ACRES

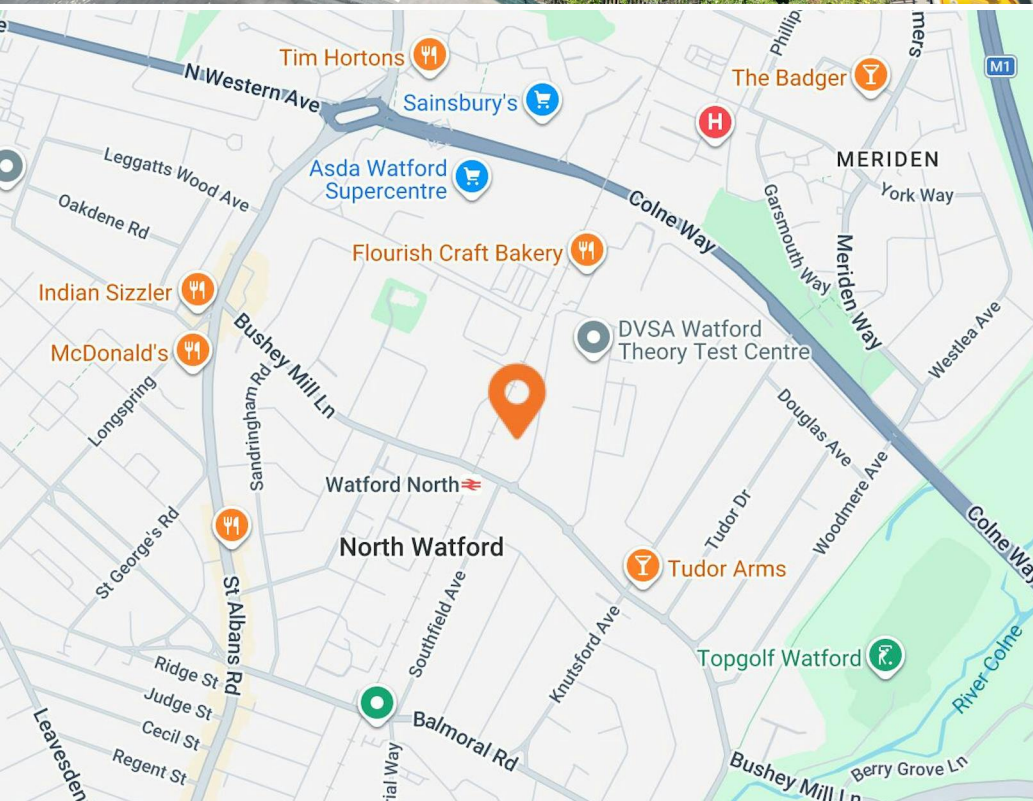
Gated Freehold Open Storage Site for Sale.

Key Features

- Freehold
- Gated Site
- Water and Electric Supply
- 0.45 acres
- Concrete Surface
- Workshops & Offices Included

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Description

This is a rare opportunity to purchase a secure gated yard in Watford.

The site covers an area of 0.45 acres and comprises of a yard with the benefit of a single storey workshop with water and electric supply.

A palisade fence surrounds the property. There is a gated entrance on the eastern side of the site allowing vehicular access from the western arm of Greycaine Road via an access way over intervening land.

The site does not encompass any statutory or locally listed buildings and is not located within a Conservation Area.

The site is currently let to Venture Transport (Hendon) (1965) Ltd for a term of 10 years from April 2022 with a rent review at the 5th anniversary and a mutual break option subject to not less than 6 months written notice from 30th April 2027.

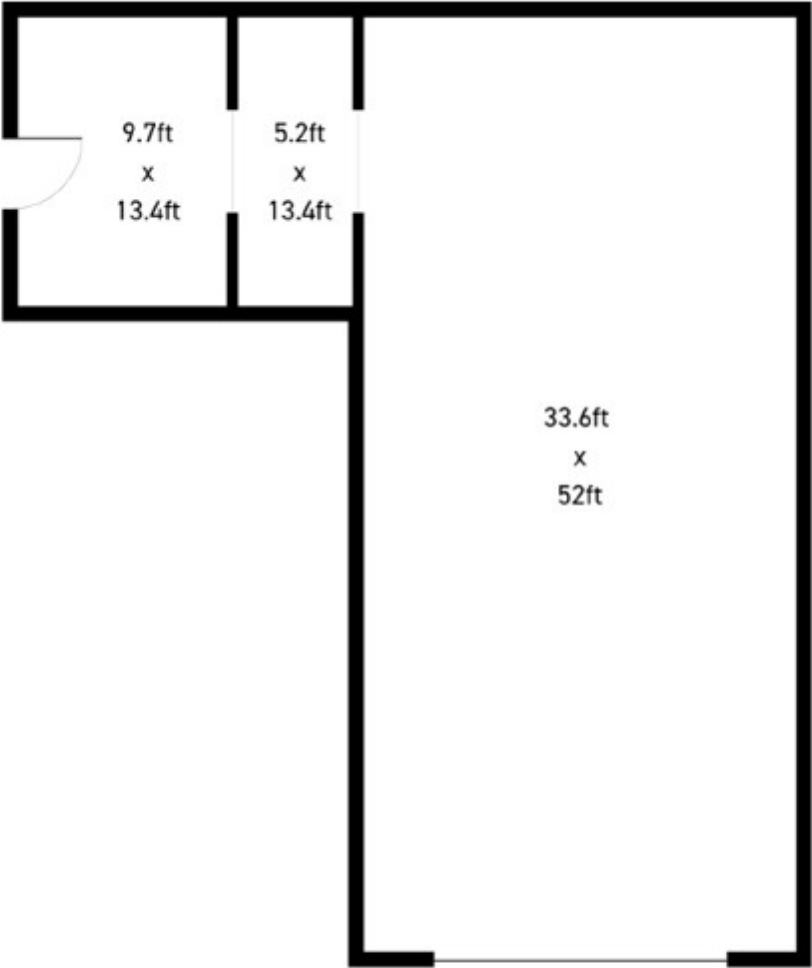
The passing rent is £55,000 per annum exclusive.

Location

The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted & Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Decor Tiles, Dulux and Herts Traffic Management.



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	1,193	110.83
Total	1,193	110.83
Price	£2,000,000	
Rates	£30,720 per annum Applicants are advised to make their own enquiries to Watford Borough Council.	
Service Charge	None	
VAT	Applicable	
EPC	On application	

Contact

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