

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

### Detached Warehouse near Warner Bros. Studios

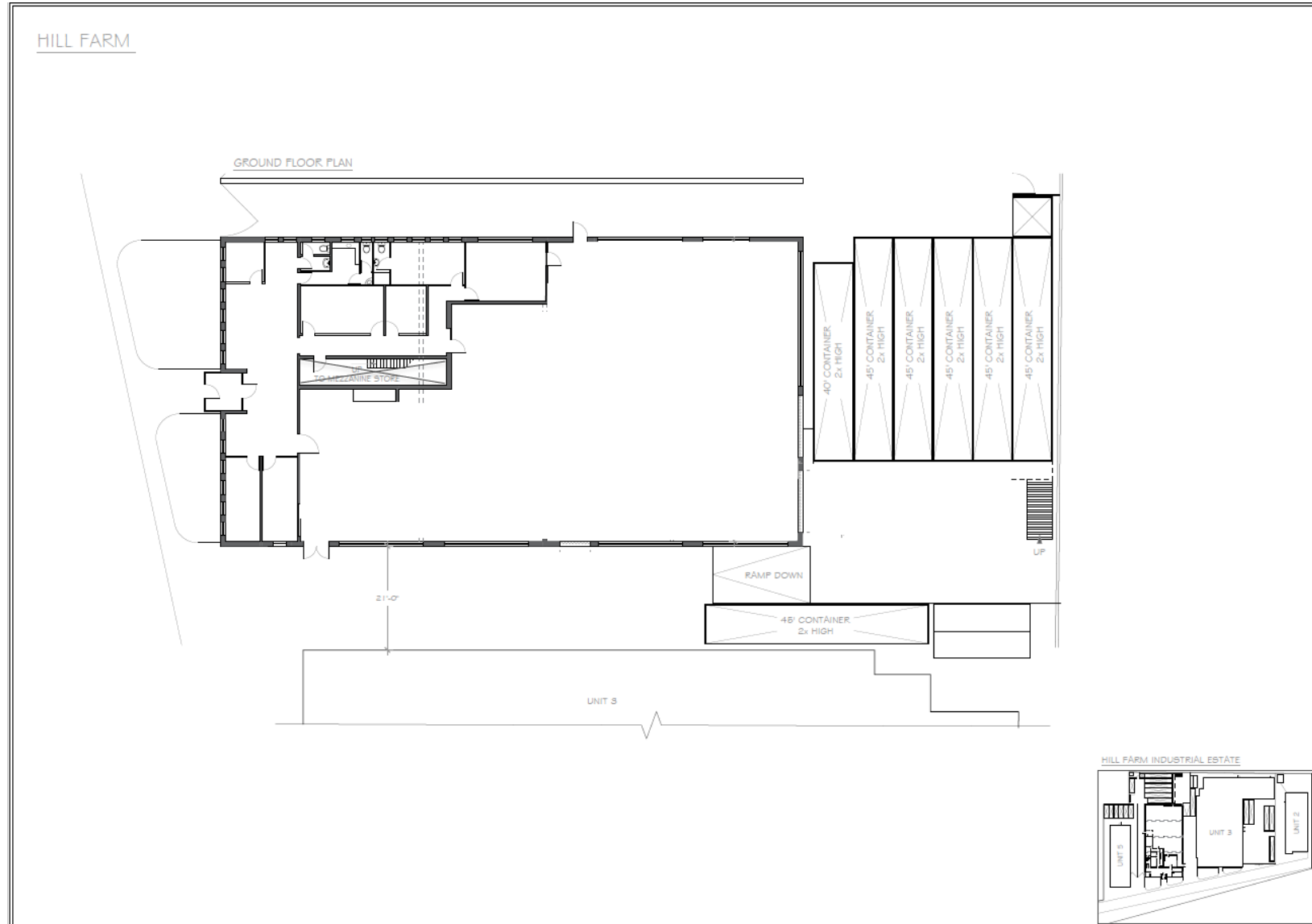
Unit 4, Hill Farm Avenue Industrial Estate, Hill Farm Avenue, Watford, WD25 7SD



## ACCOMMODATION

	Sq ft	Sq m
Ground Floor	7,388	686.37
First Floor	851	79.06
<b>Total:</b>	<b>8,239</b>	<b>765.42</b>

Outdoor Storage Containers 5,475 508.64



## Accommodation

- ✓ Comfort cooling
- ✓ Ample parking
- ✓ W/C facilities
- ✓ Just 2 miles to the M1 & M25

## LOCATION

The property is prominently located on Hill Farm Industrial Estate, facing Aerodrome Way and close to Warner Bros. Studios Leavesden. The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property. Leavesden forms part of the wider Watford area, a well-established commercial and business hub benefiting from excellent transport links and a strong local workforce. Watford town centre offers a wide range of amenities, including retail, leisure, and food outlets, while also providing direct rail services into Central London, making the location attractive for a variety of occupiers.

## VAT

We understand that VAT is applicable.

## DESCRIPTION

A self-contained warehouse unit with ground floor offices fronting Aerodrome Way, benefiting from parking to the front and additional storage containers located to the rear. The property offers comfort cooling, male and female WC facilities, and ample on-site parking, making it suitable for a range of occupiers. Further benefits include 5,475 sq ft of additional storage containers and excellent access to the M1 and M25, both within approximately 2 miles.

## TERM

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

Rent on application.

## RATES

Rateable value: £75,000. Rates should be confirmed with Watford Borough Council.

## EPC RATING

D79

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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