

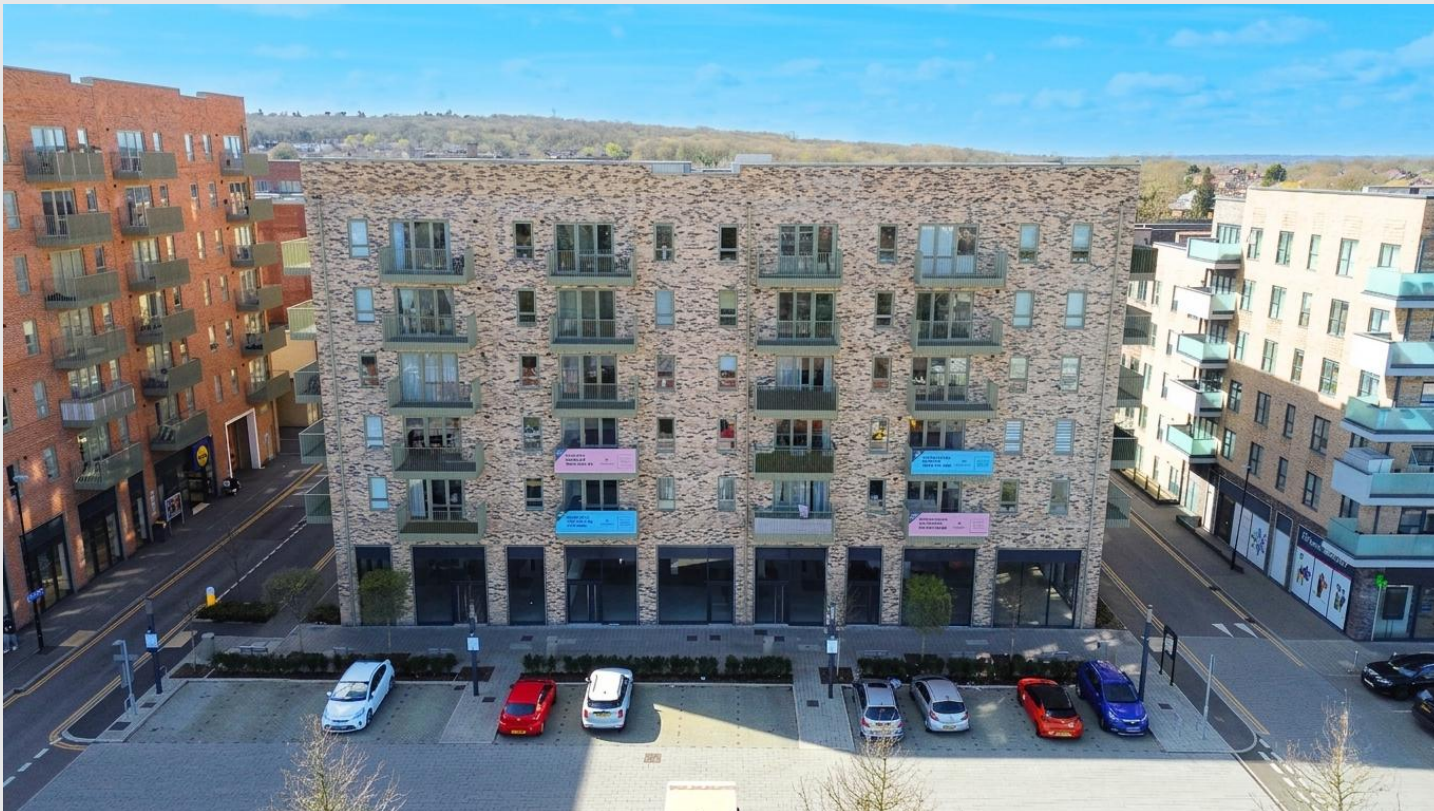
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

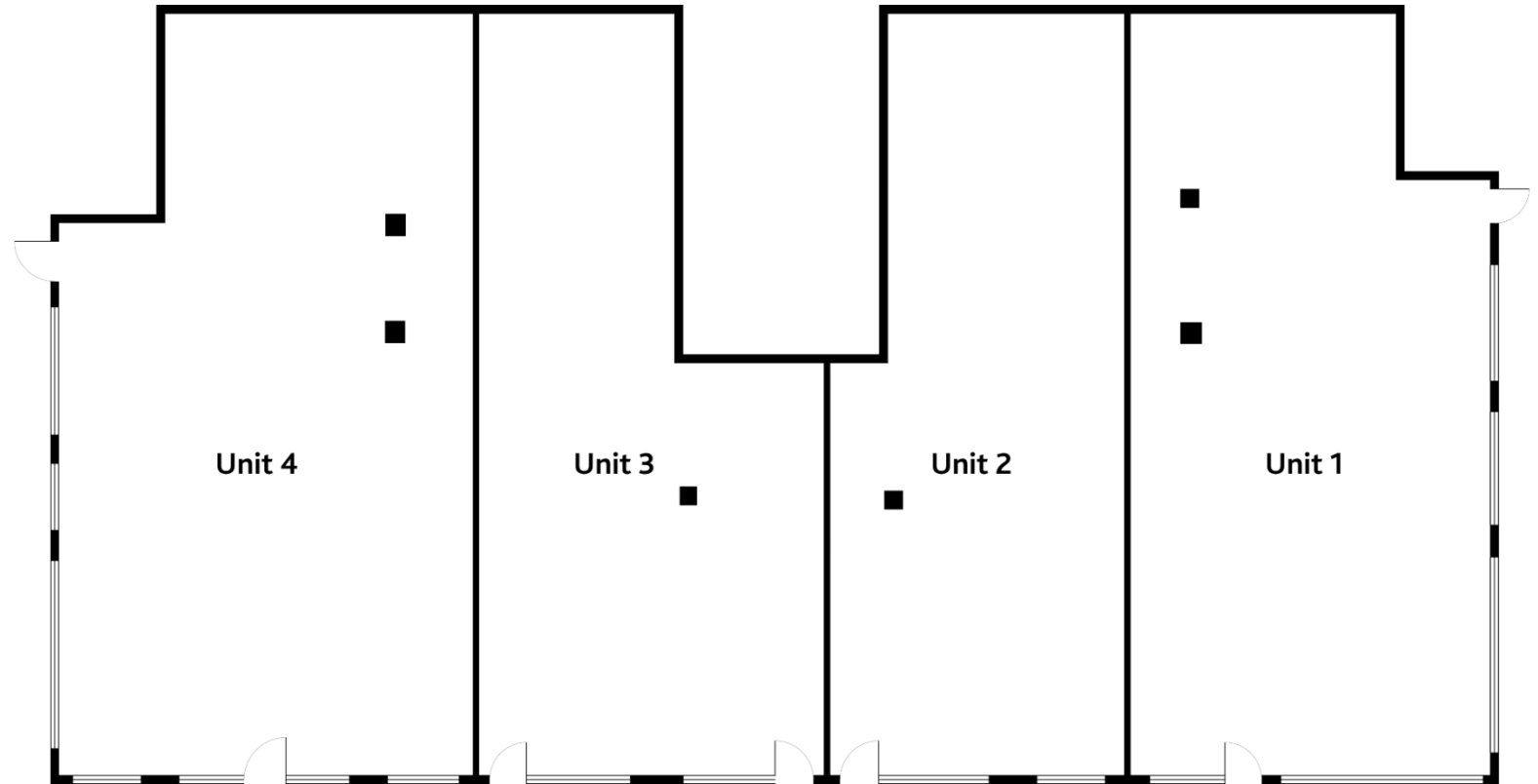
New Build Retail and Leisure Units Available on New Leases

Retail Units at South Oxhey Central Development, Prestwick Road, South Oxhey, WD19 7EU



ACCOMMODATION

	Sq ft	Sq m
Unit 1	1,731	160.77
Unit 2	1,296	120.37
Unit 3	1,413	131.26
Unit 4	2,002	186.01
Total	6,441	598.41



AMENITIES

- ✓ Suitable for retail or leisure uses
- ✓ 30 retail visitor parking spaces located in front of the units
- ✓ Highly prominent and accessible location
- ✓ Available on new leases for immediate occupation

LOCATION

South Oxhey is a well-established suburb of Watford, located in the south western region of Hertfordshire. Transport connections are excellent, with Carpenders Park Overground Station providing regular trains into London. Junction 5 of the M1 is approx. 4 miles away and the M25 5 miles. The South Oxhey Central development is a 4.76 ha (11.76 acres) mixed use regeneration project in the heart of the Town Centre. The development has provided c.55,300 sq ft of retail & workspace as well as 514 new homes. Nearby occupiers include Lidl, Esom Pharmacy and Nisa Local as well as a wide range of occupiers along Station Approach including Greggs, Fairfield Estates and Ladbrokes.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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DESCRIPTION

The subject property is comprised of 4 modern ground floor retail units located within the South Oxhey Central development. The units are in shell condition, with all main services (except for gas) available to the units. Each unit has a large, glazed frontage with units 1 and 4 benefiting from substantial return frontages. The units individually range from 1,296 sq.ft to 2,002 sq.ft, however, there is scope to merge one or more units to create a single serviced space up to 6,441 sq.ft. To the front of the units, there are 30 car parking spaces, with 1-hour free parking. There is also parking available at Carpenders Park station across the road.

TERM

The units are available by way of new effectively full repairing and insuring leases, for terms to be agreed.

RENT

Rent on application.

SERVICE CHARGE

A service charge will be payable for maintenance of the structure and common areas. Details on request.

RATES

The premises are awaiting assessment for rating purposes.

EPC RATING

B44 – B44 – B45 – B43

VAT

We understand that VAT is payable on the rent.

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