



4 COLNE WAY COURT COLNE WAY, WATFORD

WD24 7NE

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Warehouse with First Floor Offices
TO LET

KEY DETAILS

- Excellent access to M1, M25 and A41
- Walking distance to Watford North station
- Nearby retail and food outlets (Asda, Costa & McDonald's)
- 5 demised parking spaces
- Good transport links
- First floor offices
- Roller shutter door with loading area
- Gas central heating to offices
- 3 phase power

AMENITIES

 Warehouse	 1 level loading door	 3 Phase Power	 Kitchenette
 WC's	 Gas Central Heating	 5 Car Parking Spaces	 Motorway Access



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DESCRIPTION

The property comprises of an industrial/warehouse unit with ground floor storage and first floor offices.

The ground floor comprises mostly storage accommodation with a concrete floor and strip lighting. The ground floor also benefits from full height storage of 4m, kitchenette, roller shutter door, radiant lamp heater, 3-phase power and two WC's.

The first floor provides office accommodation comprising an open plan central office together with two smaller offices either side. The offices benefit from gas central heating and CAT 2 lighting.

The premises also benefits from 5 demised parking spaces.

ACCOMMODATION

	Size Sq. ft	Size Sq.m
Ground Floor	1,314	123.0
First Floor	837	77.8
TOTAL	2,151	200.8

These floor areas are approximate and have been calculated on a gross internal basis.



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LOCATION

The premises are located on the Colne Way Industrial Estate, North Watford with direct access to the A41 North Western Avenue. Road access is very good from the M1 (Junction 5) to the south and M25 (Junctions 20 and 21) to the north and west.

AREA

- Excellent transport links, Watford junction connects to London Euston in 15 minutes
- Nearby green space at Meridan Park
- Adjacent to shopping park with Asda, Sainsbury's, McDonald's and Costa among others

TRANSPORT



A41 direct access



M1 less than a mile



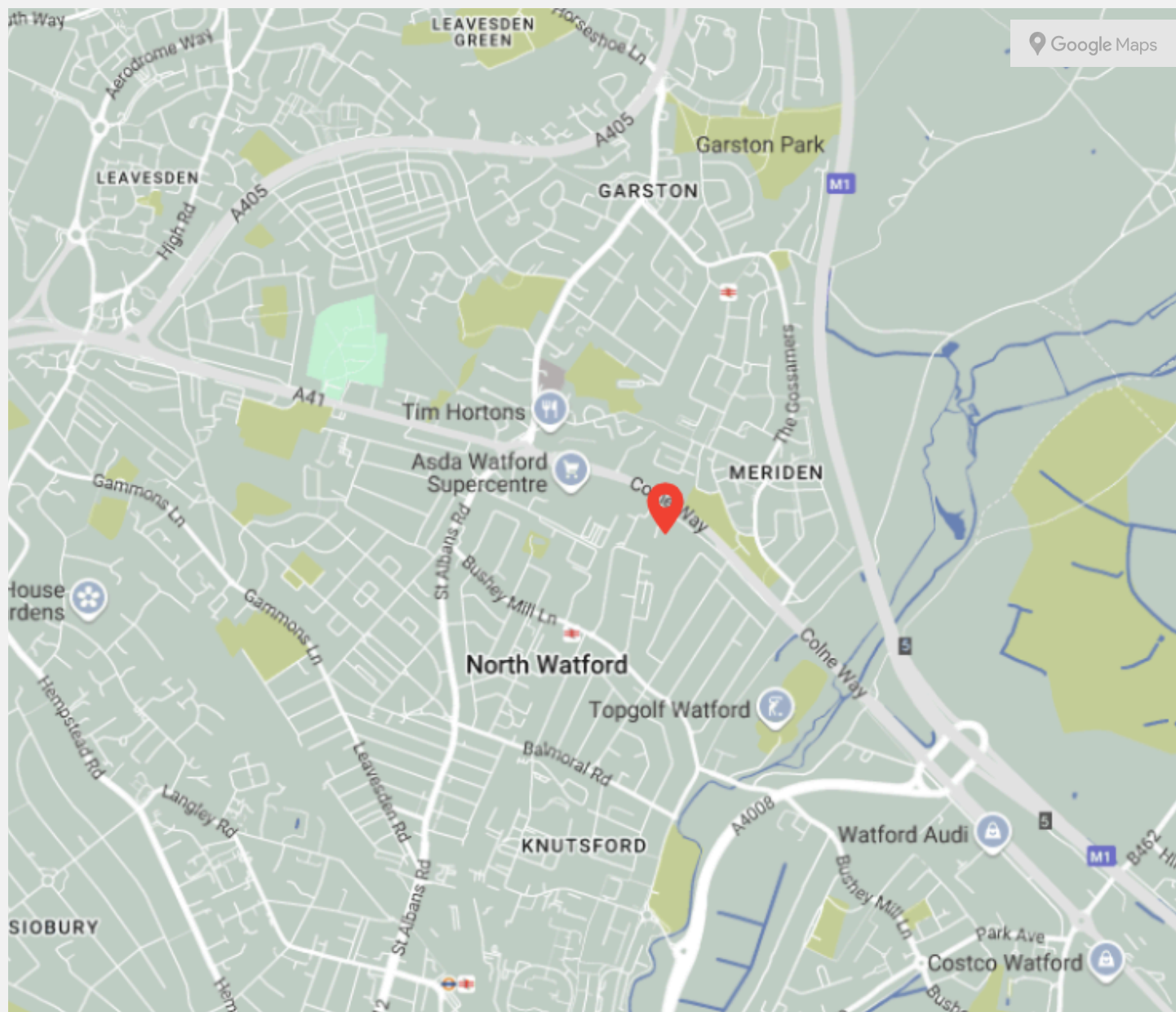
M25 - 3 miles



Watford North station - 0.3 miles



Watford junction - 1.1 miles



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TERMS

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

RENT

£38,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £18,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

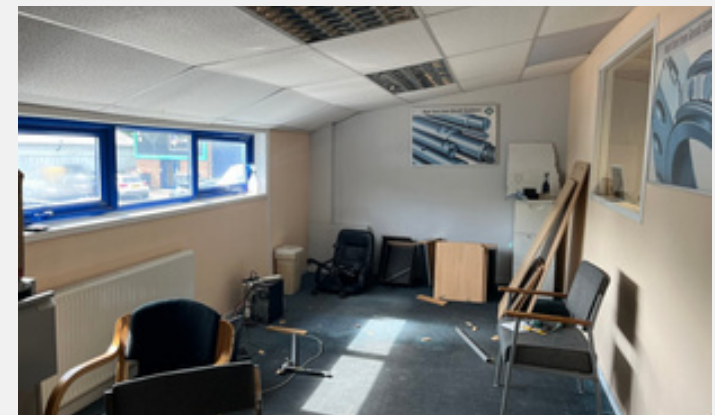
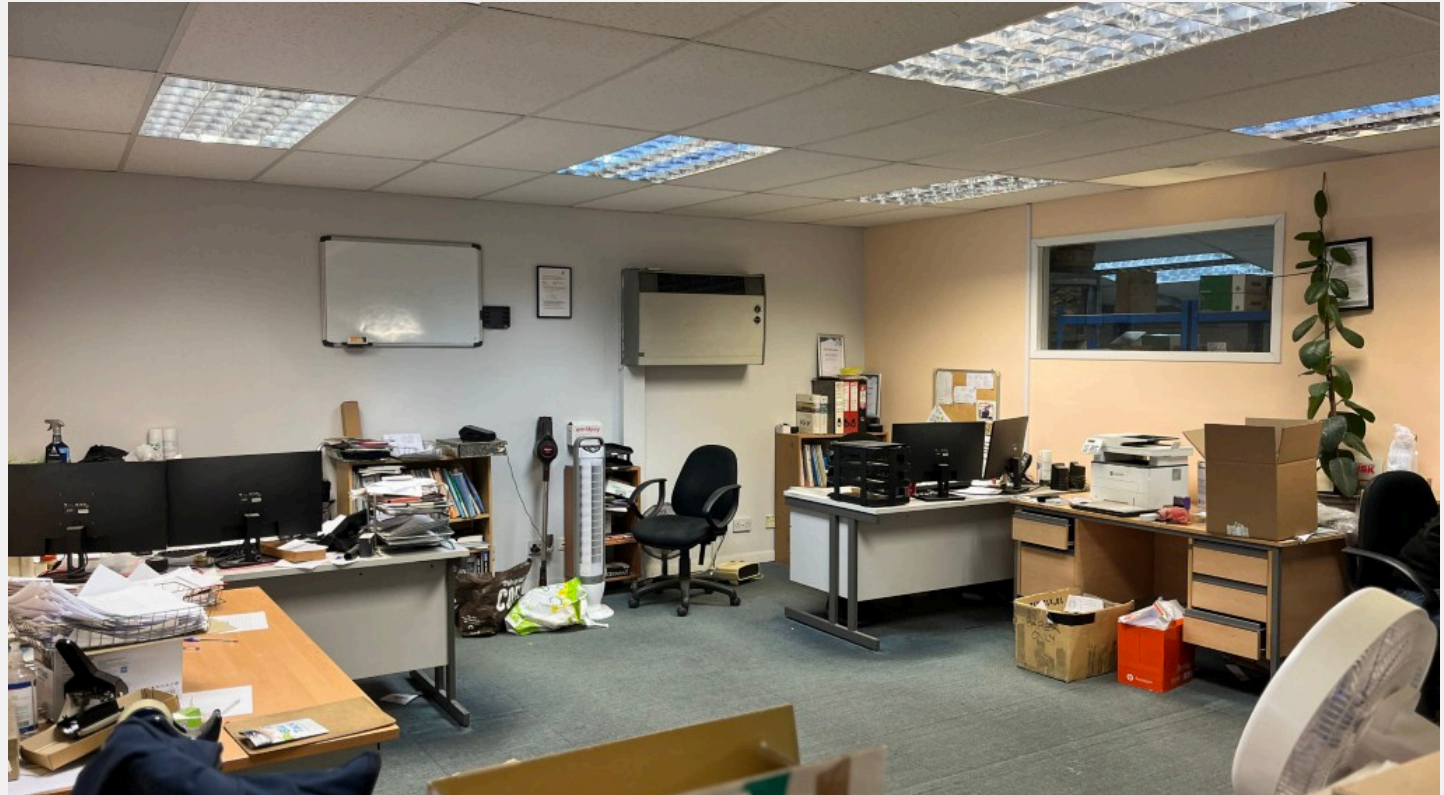
An EPC has been commissioned and is awaited.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is registered for VAT.



CONTACT

GET IN TOUCH

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