

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

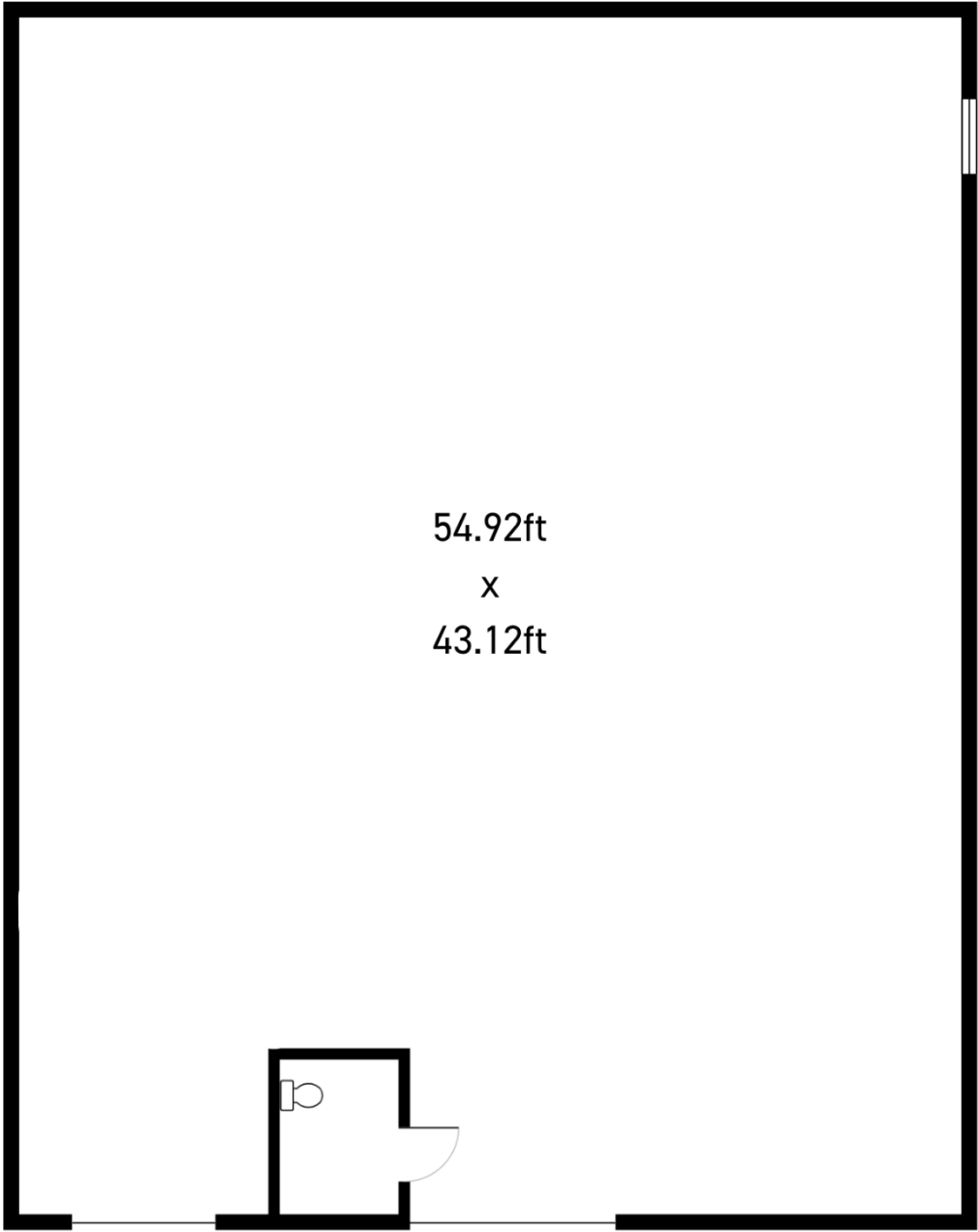
Warehouse premises with parking
and loading area

Unit 6 Finway Court, Whippendell Road, Watford, WD18 7EN



ACCOMMODATION

	Sq Ft	Sq M
Total	2,368	219.9



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

KEY FEATURES

- ✓ Electric roller shutter access
- ✓ Parking for 5 cars
- ✓ Kitchenette and W/C facilities
- ✓ EPC B

LOCATION

Prominently situated just off Whippendell Road - Finway Court is a modern built estate consisting of 12 industrial units. The industrial estate is located 0.4 miles from Watford Metropolitan Station and 1.2 miles from Watford High Street Station. The m25 is 3.2 miles away and the M1 is 2.9 miles.

VAT

We understand that VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Unit 6 Finway Court is an end terrace warehouse which measures to be approximately 2,368 sq ft. The construction of the unit is a steel portal frame and offers an electric roller shutter, parking for 5 cars and kitchenette and W/C facilities. As per the original planning permission there is an hour of operation restriction from 7am-7pm Monday - Friday, 7am-1pm on Saturdays and no operations on Sundays or Bank Holidays.

TERM

A new lease for a term to be agreed.

RENT

£40,000 per annum exclusive.

SERVICE CHARGE

Speak to agent.

RATES

Rateable value: £36,500. Interested parties should contact Watford Borough Council to verify rates payable.

EPC

B 36

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