PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE/TO LET

0.45 acre site consisting of a single storey workshop and yard

1a Greycaine Road, Greycaine Industrial Estate, Watford, WD24

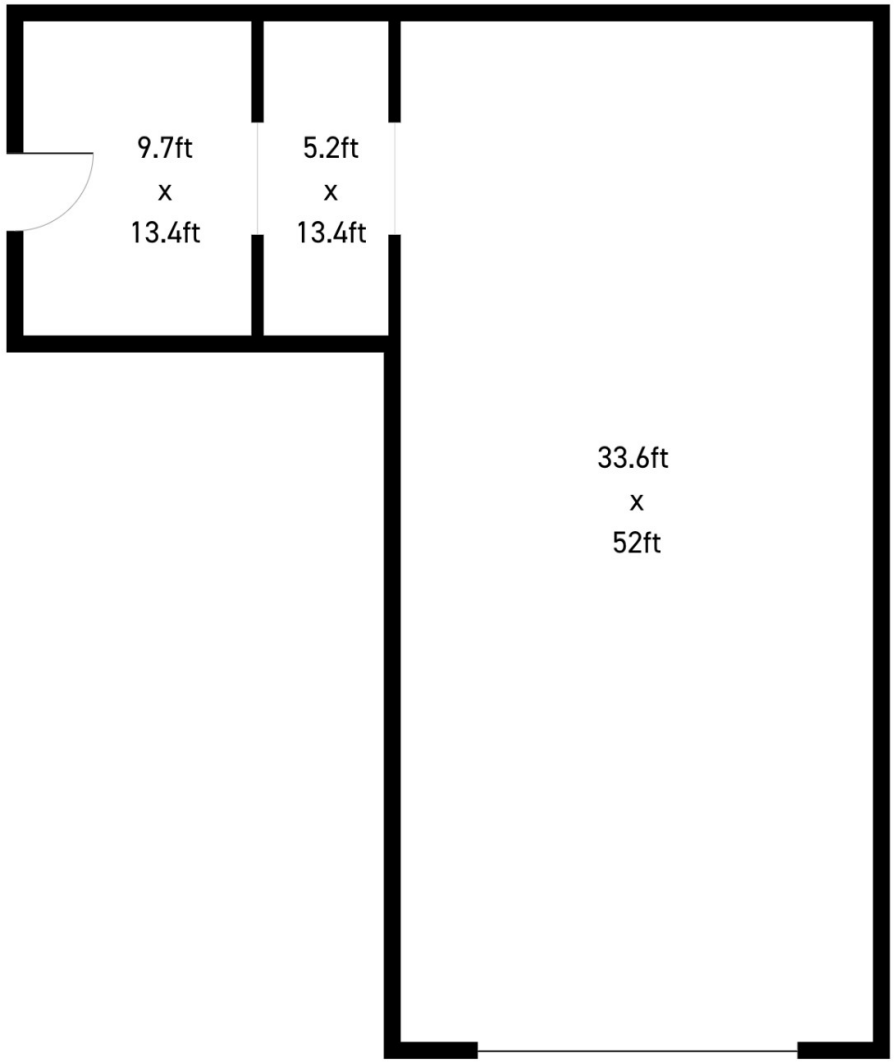






ACCOMMODATION

	Sq Ft	Sq M
Warehouse	991.2	92
Office	201.4	18.7
Total	**1,192.6**	**110.7**



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.

AMENITIES

- Secure site area of approx 0.45 acres
- Single story workshop
- Substantial concrete surfaced yard
- 6 minute drive to Junction 5 of the M1

LOCATION

Situated on Greycaine Road within the well-established Greycaine Industrial Estate, the property benefits from excellent transport links. The A41 is approximately 1 mile away, with Junctions 5 and 6 of the M1 within 2 miles. Watford town centre is approximately 2 miles away, while Watford Junction Station, providing direct services to London Euston, is approximately 1.5 miles from the property.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

EPC has been commissioned, awaiting the report.

DESCRIPTION

The property comprises a secure site extending to approximately 0.45 acres, situated within the established Greycaine Industrial Estate. The site includes a single-storey workshop together with a substantial concrete surfaced yard, currently utilised as a vehicle workshop and bus depot. The site is enclosed by palisade fencing with a secure gated entrance providing vehicular access. Access is available from the eastern side of the site, together with a right of way over the western arm of Greycaine Road across intervening land. Subject to the necessary planning consents, the property may also offer redevelopment potential.

PRICE/RENT

£2,000,000 for the freehold interest or a new 5 year lease at £120,000 per annum exclusive.

RATES

Rateable value: £64,000. Rates payable should be verified with Watford Borough Council.

VAT

We understand that VAT is payable on the purchase price.

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