

**ASHURST
REAL
ESTATE**

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FOR RENT

9 Fisher's Industrial Estate

Wiggenhall Road, Watford WD18 0FN

5,250 sq. ft | 488 sq. m.



A modern and well located warehouse / trade counter property with good estate visibility and distinctly separate areas for sales + warehousing.





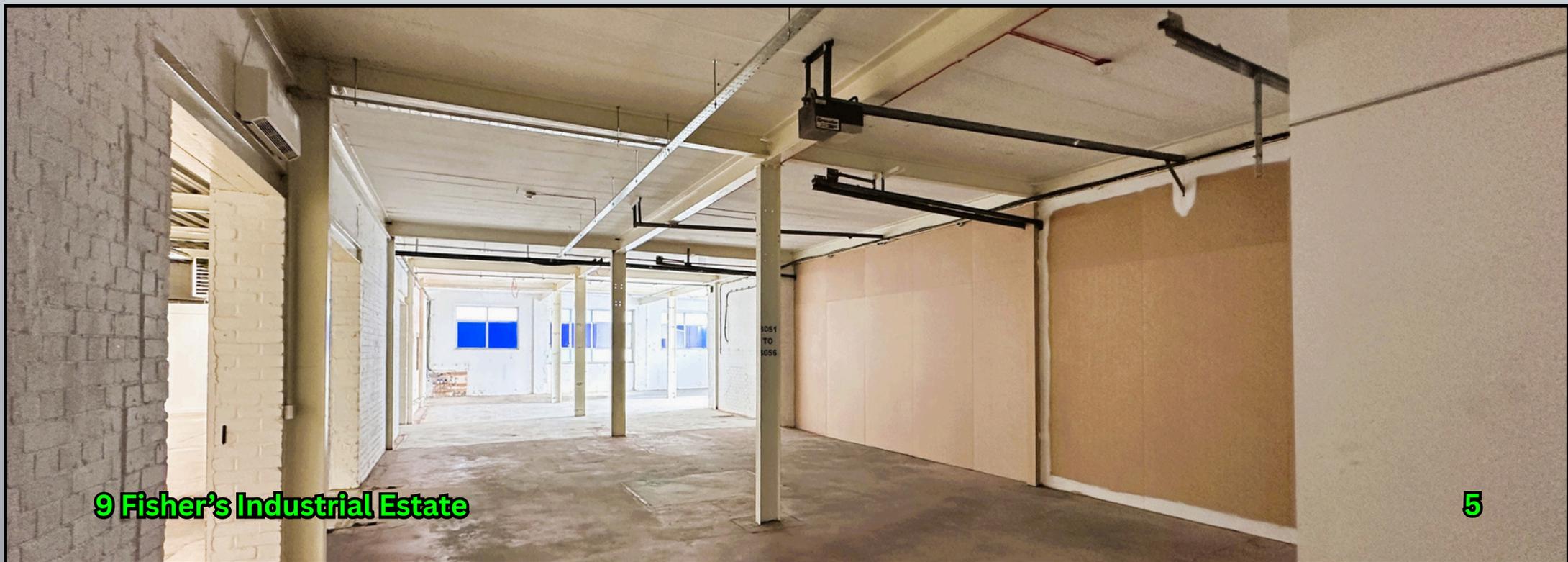
Size	5,250 sq. ft.
Rent	£105,000 PA
Service charge	£5,000 PA
VAT	VAT is payable on the rent and service charge of this property.
Business Rates	£28,800 PA. estimated payable as of 1 April 2026
TOTAL COST PA	£138,800 PA
Energy Performance	This property has a D rating.

Ideally suited for use as a trade counter, warehousing or other light industrial uses

- 5,250 SQ. FT.
- Front and rear, full height loading bays
- 6 vehicle parking spaces on the forecourt
- **This property has net zero emissions.**
- Well positioned commercial location
- Flexible layout orientation
- 24/7 access provisions

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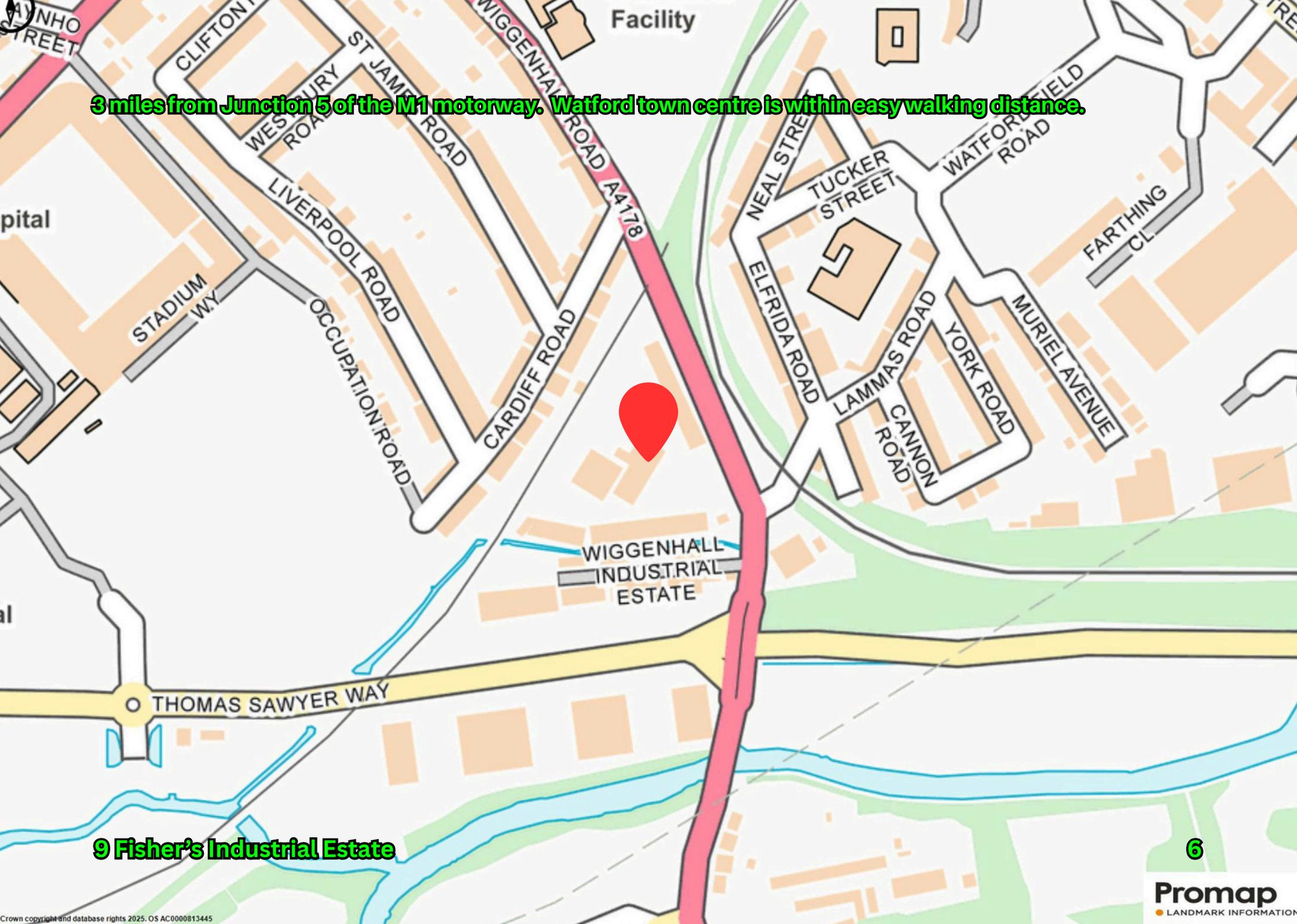




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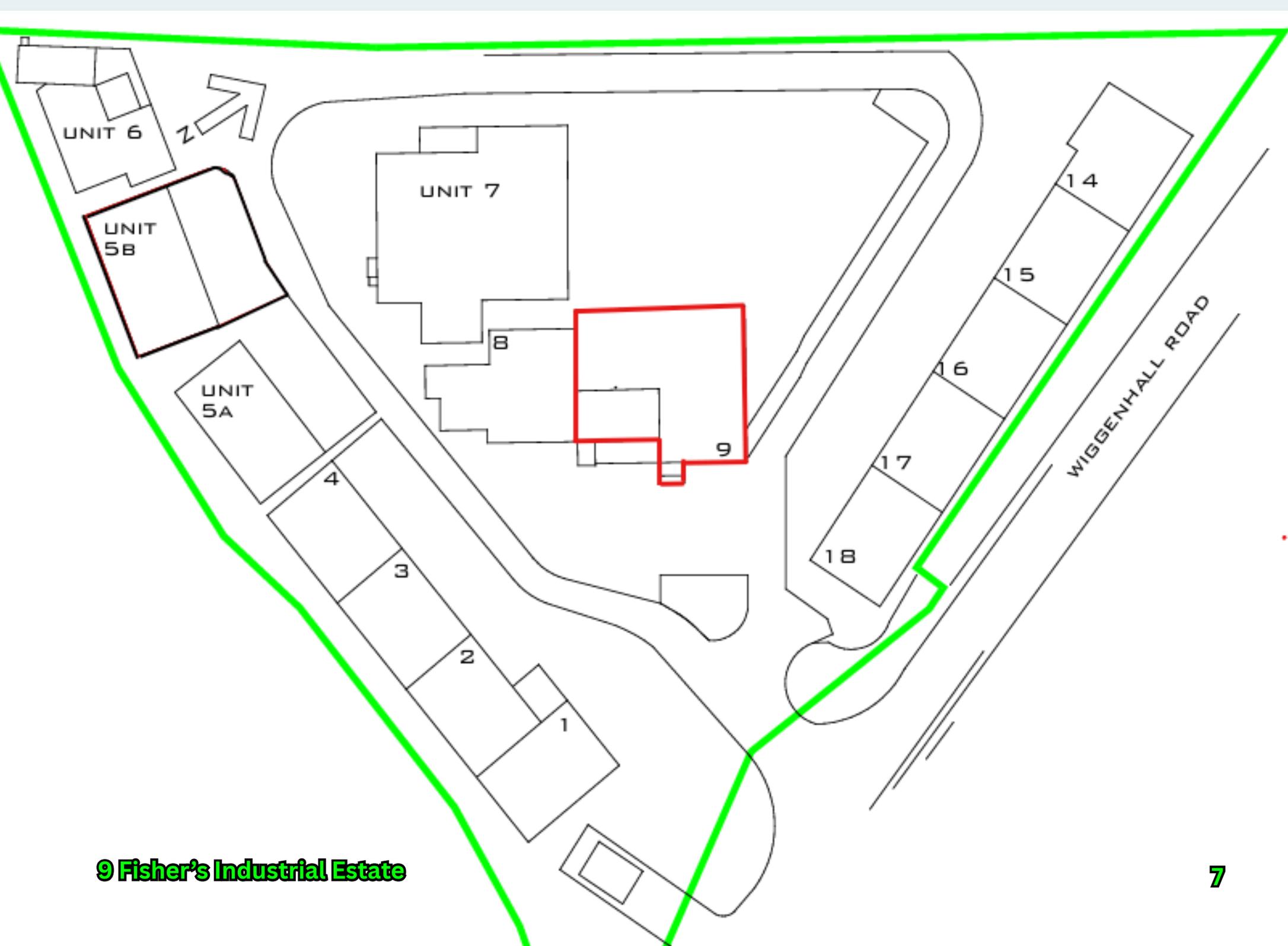
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3 miles from Junction 5 of the M1 motorway. Watford town centre is within easy walking distance.



9 Fisher's Industrial Estate

6



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Planning

This property has Class E use.

Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Money Laundering Regulations 2017 and RICS Professional Standards and will advise which checks are required once heads of terms are agreed.

Further information

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