

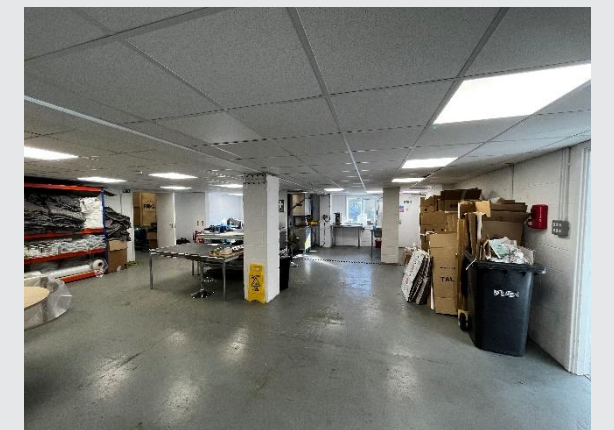
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Workshop /storage with parking

Unit C1, 3 Regal Way, Watford, WD24 4YJ



AMENITIES

- ✓ Workshop / storage unit
- ✓ Parking for two cars
- ✓ Situated on a prominent industrial estate
- ✓ Small office suite

LOCATION

The property is located on Regal Way, a spur road off Imperial Way, which is one of Watford's best and most recognised industrial and trade counter locations. Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1.5 miles). Junction 19 of the M25 is circa 3 miles. Watford Junction Station (1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

An opportunity to let a workshop / storage unit of approximately 1,417sqft, which benefits from CCTV installed, kitchenette area, W/C facilities and a small suite. There is also parking for two cars.

RENT

£18,500 per annum exclusive

LEASE

This property is available by way of a sublet of our client's lease, which ends in November 2028. No breaks.

VAT

We understand that VAT is payable on the rent.

BUSINESS RATES & SERVICE CHARGE

£8,000 – Includes business rates and estate charge

UTILITIES TO BE BILLED ACCORDINGLY

PERRY HOLT

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