

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Detached Warehouse near Warner Bros. Studios

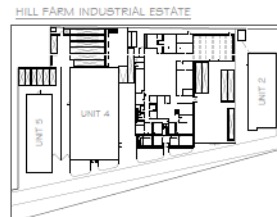
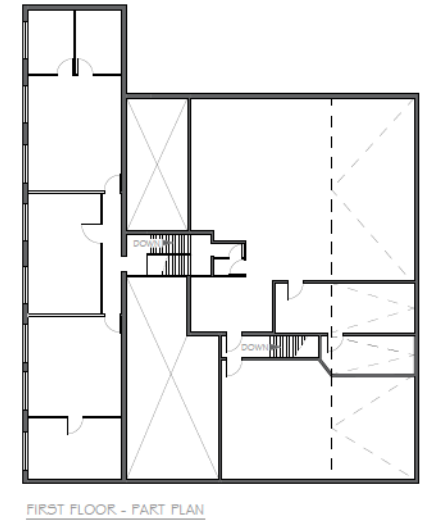
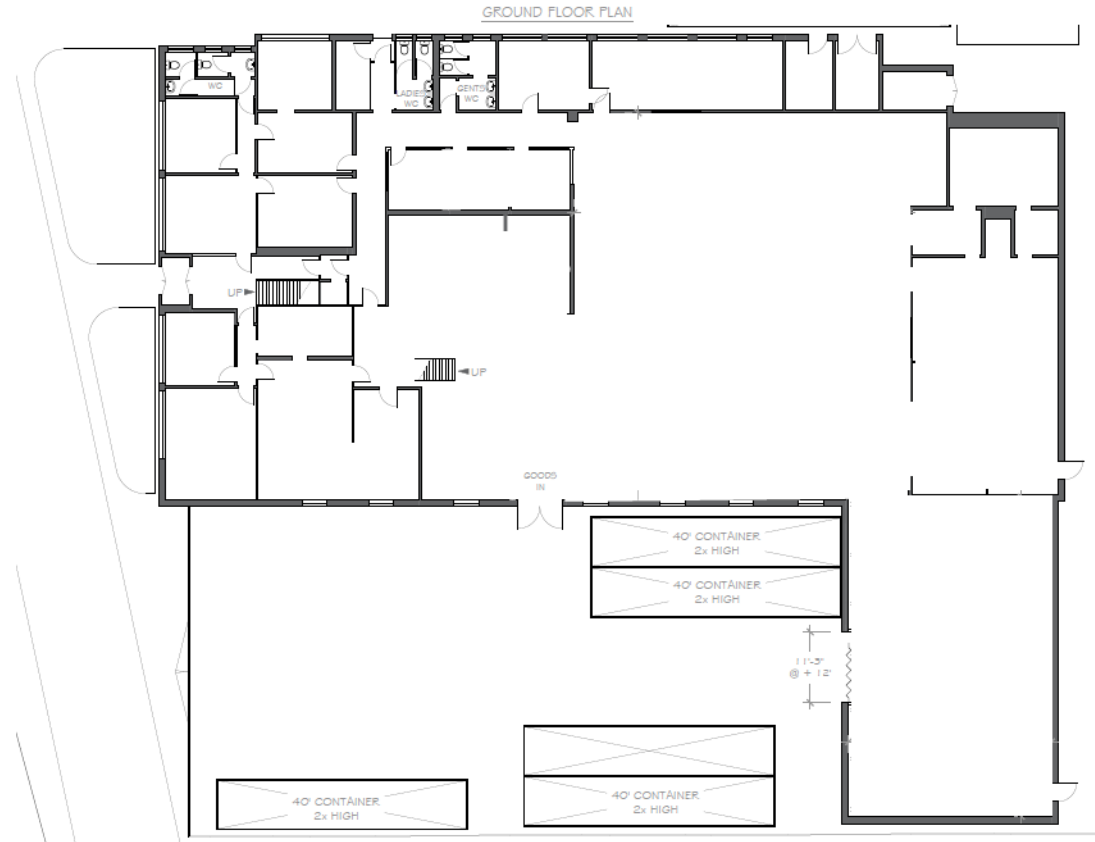
Unit 3, Hill Farm Avenue Industrial Estate, Hill Farm Avenue, Watford, WD25 7SD



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	12,618	1,172.25
First Floor	5,080	471.95
Total:	17,698	1,644.18
Outdoor Storage Containers	3,569	331.57

HILL FARM



KEY FEATURES

- ✓ Two loading doors
- ✓ Ample parking available
- ✓ Self-contained yard
- ✓ Three phased power and security alarm

LOCATION

The property is prominently located on Hill Farm Industrial Estate, facing Aerodrome Way and close to Warner Bros. Studios Leavesden. The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property. Leavesden forms part of the wider Watford area, a well-established commercial and business hub benefiting from excellent transport links and a strong local workforce. Watford town centre offers a wide range of amenities, including retail, leisure, and food outlets, while also providing direct rail services into Central London, making the location attractive for a variety of occupiers.

VAT

We understand that VAT is applicable.

DESCRIPTION

A detached warehouse unit with two-storey offices to the front, benefiting from loading via two doors and a self-contained yard to the side of the property. The site offers ample on-site parking, 3-phase power, and is fully alarmed, making it suitable for a range of industrial and storage uses. The property also includes 3,569 sq ft of additional storage containers, with excellent access to the M1 and M25, both within approximately 2 miles.

TERM

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

RENT

Rent on application.

RATES

Rateable value: £150,000. Rates should be confirmed with Watford Borough Council.

EPC RATING

D96

LEGAL COSTS

Each party to be responsible for their own legal costs.

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