

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

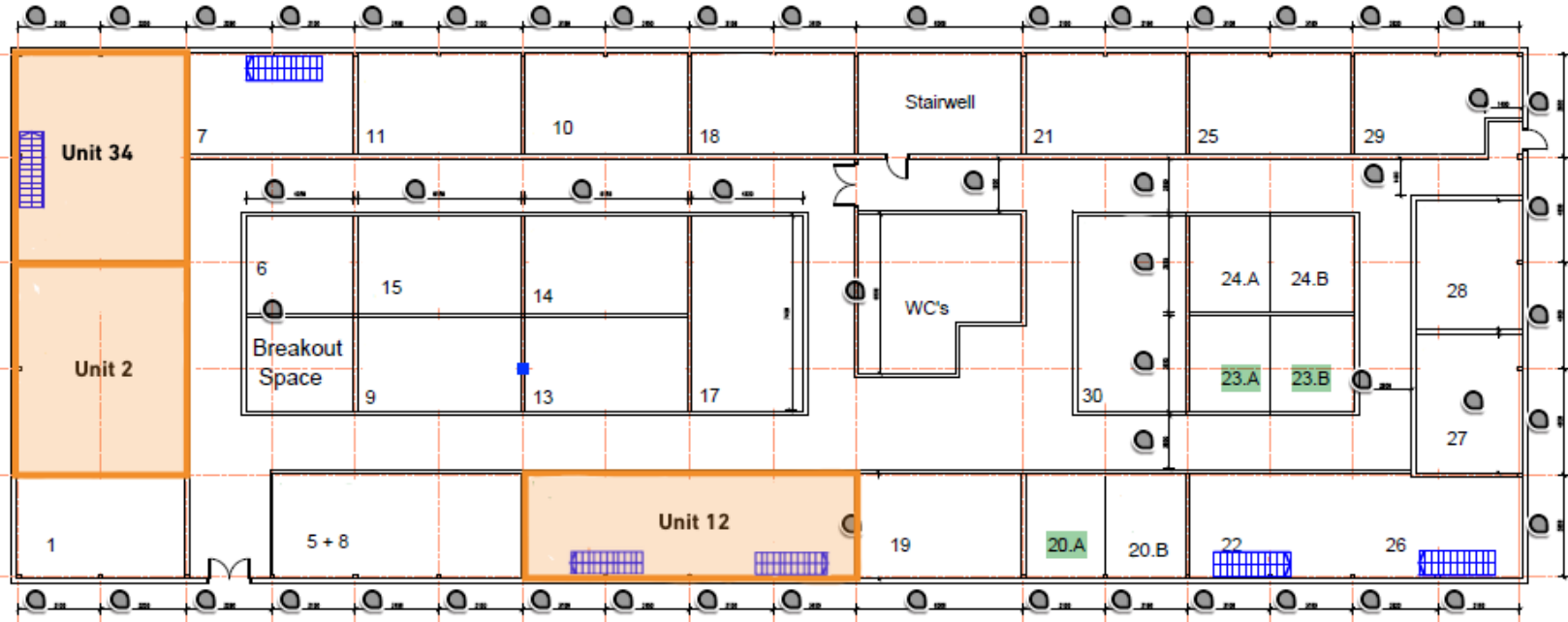
Good quality first-floor commercial
flexi-suites

Mowat Industrial Estate, Sandown Road, Watford, WD24 7UY



ACCOMMODATION

	Sq ft	Sq m
Suite 2	527	48.9
Suite 12	531.96	49.4
2x Mezzanine	293	27.2
Suite 34	515.6	47.9
Mezzanine	276	25.6



AMENITIES

- ✓ 15.1ft internal height with LED lighting
- ✓ Communal kitchen and W/C facilities
- ✓ Loading bay with goods lift
- ✓ 24 hour access with mobile door entry

LOCATION

Mowat Industrial Estate is well located within a short distance of St Albans Road, the A41 North Western Avenue and Junction 5 of the M1. Sandown Road links Bushey Mill Lane with Balmoral Road and Radlett Road, close to the latter's junctions with St Albans Road. Access to the national motorway network is excellent with Junction 5 of the M1 approx. one mile away and Junction 19 and 20 of the M25, less than a 10-minute drive. Watford Railway Station and town centre are all within easy reach.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

These three commercial units are presented in a good condition throughout, each benefiting from 15.1ft internal height. All units feature hot and cold water and offer 24/7 mobile door access backed by CCTV. Another feature is access to communal kitchen and W/C facilities, alongside a dedicated loading bay with a goods lift. Two units benefit from mezzanines. All units qualify for small business rates relief subject to eligibility.

TERM

A new lease for a term to be agreed.

RENT

Unit 2 - £30,000 per annum inclusive
Unit 12 - £33,600 per annum inclusive
Unit 34 - £30,000 per annum inclusive

VAT

We understand that VAT is payable on the rent.

EPC

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