



**PARK HOUSE II**  
**15-23 GREENHILL CRESCENT**  
**WATFORD**  
WD18 8PH



## KEY DETAILS

- Situated on the well established Watford Business Park
- Range of unit sizes available from 567 Sq.ft - 4,914 Sq.ft
- Low office content industrial units
- Electric roller shutter level loading access doors to each unit
- Gated entrance
- No motor trade use permitted

## AMENITIES

|                                                                                                          |                                                                                                   |                                                                                                                         |                                                                                            |                                                                                                                     |                                                                                                            |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <br>Allocated Parking | <br>Industrial | <br>Watford Town Centre<br>1.5 miles | <br>WCs | <br>Croxley Station<br>1.4 miles | <br>M25/M1<br>5 miles |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|



## DESCRIPTION

The site comprises a number of industrial and business units of varying size. All the units are of similar specification, with concrete frames and LED strip lighting throughout. Each unit has good natural lighting and good eaves height with electric loading doors.

Unfortunately, no motor trade use is permitted.

## ACCOMMODATION

| Floor        | Size Sq.m       | Size Sq.ft    |
|--------------|-----------------|---------------|
| Unit C01     | 105.90          | 1,140         |
| Unit E       | 456.52          | 4,914         |
| Unit I       | 348.80          | 3,754         |
| Unit N       | 52.67           | 567           |
| <b>TOTAL</b> | <b>2,065.14</b> | <b>22,229</b> |

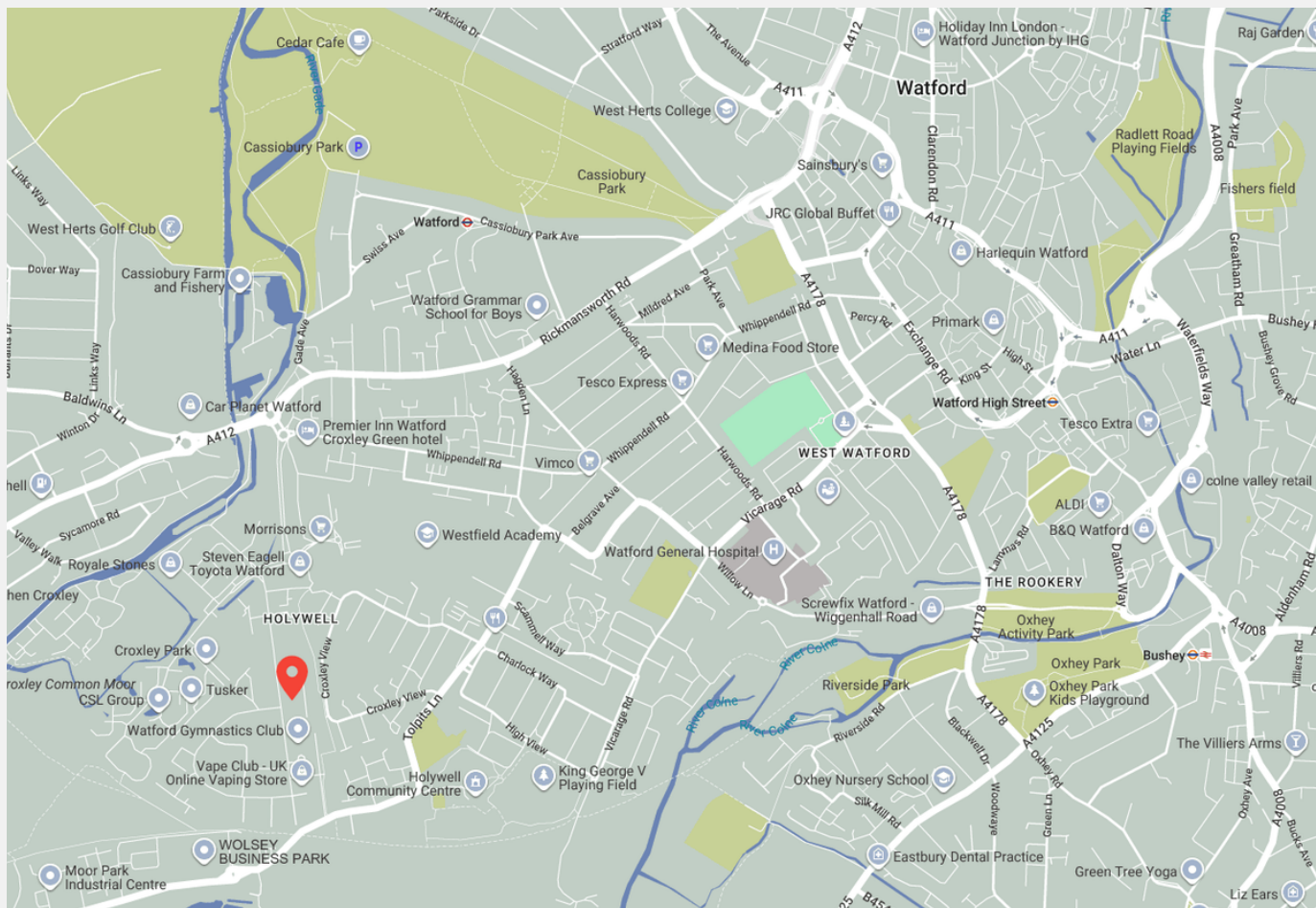
These floor areas are approximate and have been calculated on a gross internal basis.

Let  
Under Offer

# PARK HOUSE II WATFORD

WD18 8PH

Industrial Units  
**TO LET**



Google Maps

[///knots.loving.fits](http://knots.loving.fits)

## LOCATION

The subject properties are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre. The surrounding area comprises a mixture of detached mixed industrial units as well as a range of small single storey terraced units, secondary office accommodation and motor trade premises.

Croxley Station is located approximately 1 mile west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 & 6) and M25 (junctions 18 & 19) are all within 5 miles of the property.

## AREA

- 1.5 miles west of Watford town centre
- 1 mile west of Croxley station
- M25 - 5 miles / M1 - 5 miles

## TRANSPORT

- ➡ Croxley Station - 4 minute drive
- ➡ Watford Junction - 7 minute drive
- 🏠 M25 - 12 minute / M1 - 17 minute drive



## TERMS

Available to let on a new lease, direct from the Landlord on terms to be agreed.

## RENT

| <i>Unit</i> | <i>Rent</i>                   |
|-------------|-------------------------------|
| Unit C01    | Under Offer                   |
| Unit E      | £55,000 PA exclusive plus VAT |
| Unit N      | £8,000 PA exclusive plus VAT  |

## RATES

All rates payable are to be included as part of the service charge for each unit.

## SERVICE CHARGE

There is a service charge payable for each unit for the purposes of repair and maintenance of the communal elements. The service charge is inclusive of business rates. Further details are available upon request.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

The property is VAT registered.

# CONTACT

GET IN TOUCH

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