



Unit A1 Vale Industrial Estate, Tolpits Lane, Watford, WD18 9QP

To Let | 14,769 sq ft

Industrial/Warehouse Unit with 32,000 sq ft Secure Yard

Summary

- Rent: £300,000 per annum
- Business rates: £90,240 per sq ft Rates payable from 1st April 2026
- Service charge: £12,570.15 per annum
- VAT: Applicable. VAT is charged on rent and service charge.
- EPC: E
- Lease: New Lease

Description

The property comprises an industrial / warehouse unit with a large secure yard area of 32,000 sq ft.

The unit benefits from a minimum internal height of 5.7 metres, rising to 9.36 metres at the apex.

Vale Industrial Estate is a private estate with security gates which are shut outside normal working hours. 24 hour access is provided to occupying tenants.

A full comprehensive refurbishment of the unit is to be undertaken

Location

Vale Industrial Estate is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres.

Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

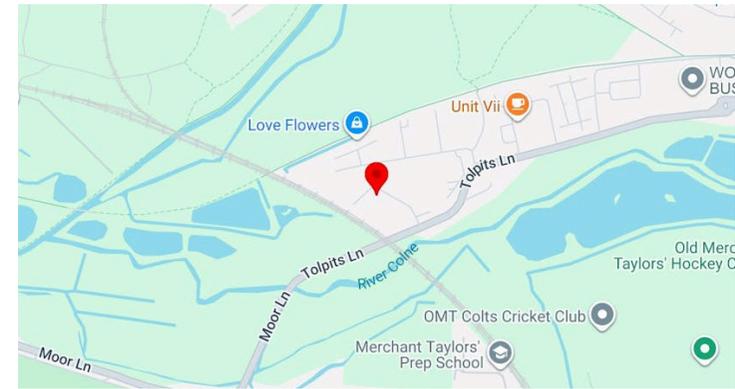
Croxley Station is located less than a mile from the property and provides Metropolitan line access into Central London.

Key Points

- Located on well established estate
- Three phase power
- 36,000 sq ft secure yard
- Automatic gates
- CCTV across the estate
- 24 hour access
- To be refurbished

Terms

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



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via joint agents



