

UNITS 4 & 5, BERMER PLACE

IMPERIAL WAY, WATFORD, WD24 4AY

BERMER PLACE
FOREST
REAL ESTATE



TO LET

2,685 TO 5,750 SQ FT

To Let, two modern business / Industrial units to let of 2,685 sq ft and 3,065 sq ft available independently or together.

Key Features

- Ground floor industrial / storage with 3 metres clear height
- 3 metre up & over loading doors
- WC's & staff kitchenettes
- First floor air-conditioned offices
- 3 phase power & mains gas supply
- On-site parking

Units 4 & 5, Bermer Place, Imperial Way
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Description

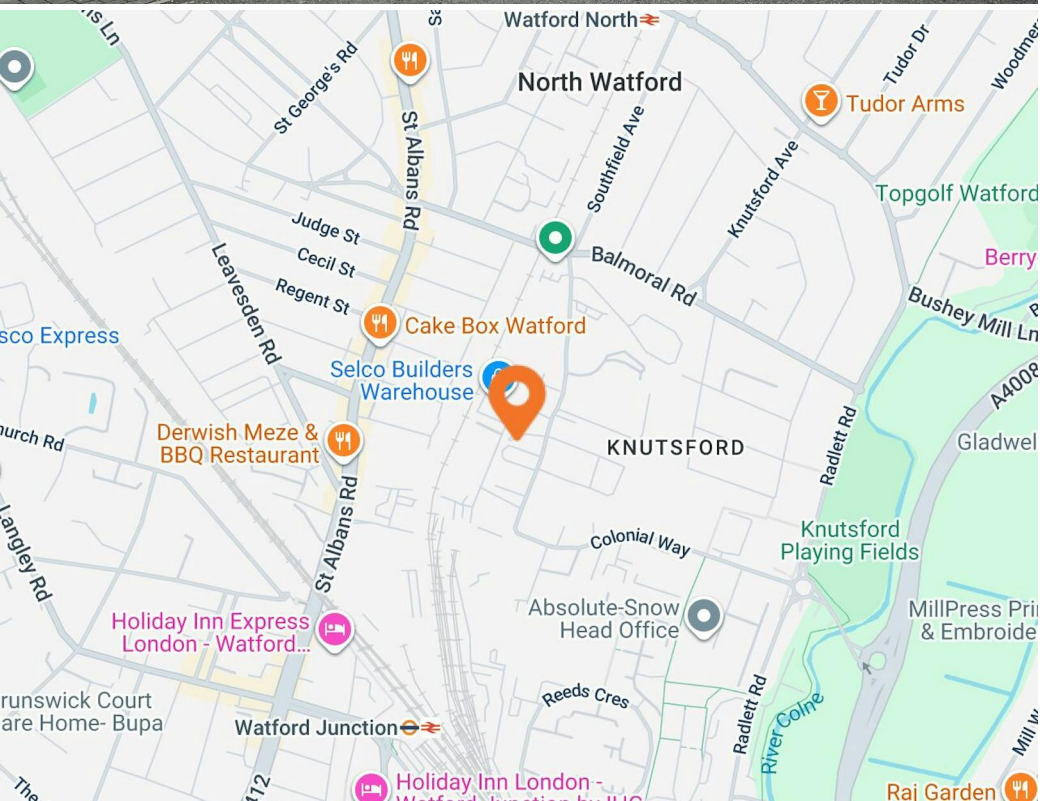
Two self-contained two storey units offering ground floor industrial / storage space and first floor offices. Unit 4 provides a total of 2,685 sq ft across the two floors and Unit 5 a total of 3,065 sq ft.

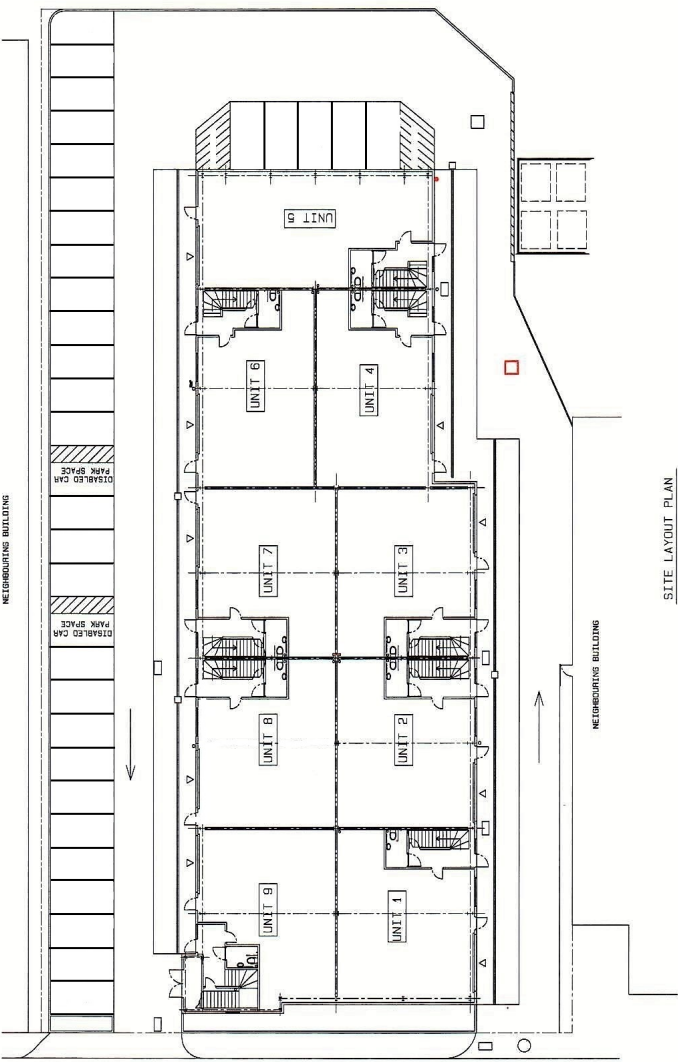
Location

Located on a premier modern trading estate in North Watford, Bermer Place fronts Imperial Way, which, via Colonial Way and Stephenson Way (A4008) gives access to Junction 5 of the M1 Motorway (approx. 1 mile) and thereby to Junction 19 of the M25 and national Motorway network.

A prime Trade Counter location with companies such as Screwfix, BEMCO, City Electrical Factors, Plumbase, Howdens, Euro Car Parts, City Plumbing all represented.

Watford Junction main line Railway Station (Euston 18 minutes) is within 1.5 miles with the Town Centre just beyond.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 4	2,685	249.44	£37,500 /annum
Unit - 5	3,065	284.75	£38,500 /annum
Unit - 4 & 5	5,750	534.19	£76,000 /annum
Total	11,500	1,068.38	
Lease	New Lease		
Rent	£37,500 - £76,000 per annum		
Rates	No single RV as units independently rated. Please enquire for further details.		
Service Charge	£0.30 per sq ft		
VAT	Applicable		
EPC	D (82)		

Contact

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