

# UNIT 8

SHAKESPEARE INDUSTRIAL ESTATE, WATFORD, WD24 5RR

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FOREST  
REAL ESTATE



# FOR SALE

## 5,157 SQ FT

### Investment Opportunity Available via a Sale and Lease Back.

## Key Features

- Freehold
- Three Phase Power
- Income via a lease back to Photo Paper Direct Ltd - Company number: 04581446
- 5 Parking Spaces
- x2 Security Shutters

**Unit 8, Shakespeare Industrial Estate**  
Watford, WD24 5RR







## Description

Bringing to the market a freehold investment site located in an established industrial estate in Watford, which is available via a sale and lease back.

The headline rent will be £63,000 per annum, under the terms of a 10 year lease with a tenant only break and rent review at the 5th anniversary. Lease to be taken under Photo Paper Direct Ltd (04581446) who have been established since 2002.

5 parking spaces are included within the demise.

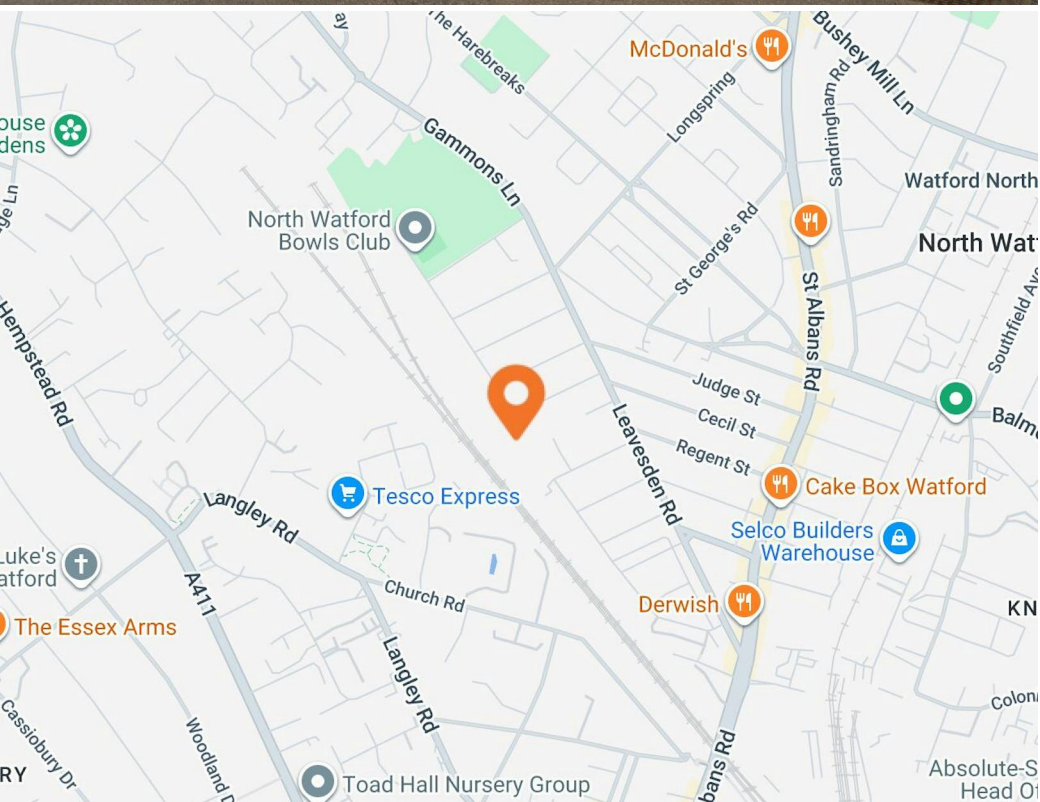
VAT is not applicable.

## Location

The property is on the Shakespeare Industrial Estate, which is accessed via either Shakespeare Street or Acme Road directly off Leavesden Road, approx. 1½ miles north of the Town Centre.

Road communications are excellent, with both M1 (Junction 5) and M25 (Junctions 19 and 20) Motorways being a short driving distance.

Watford Junction Railway Station (Euston 18 minutes) is approx. 1.5 miles.









# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,448	413.23
Mezzanine	709	65.87
Total	5,157	479.10
Price	£825,000	
Rates	Paid by the tenant.	
Service Charge	£740 per annum	
VAT	Not applicable	
EPC	On application	

# Contact

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