

UNIT 8

SHAKESPEARE INDUSTRIAL ESTATE, WATFORD, WD24 5RR

FOREST
REAL ESTATE

FOR SALE

5,157 SQ FT

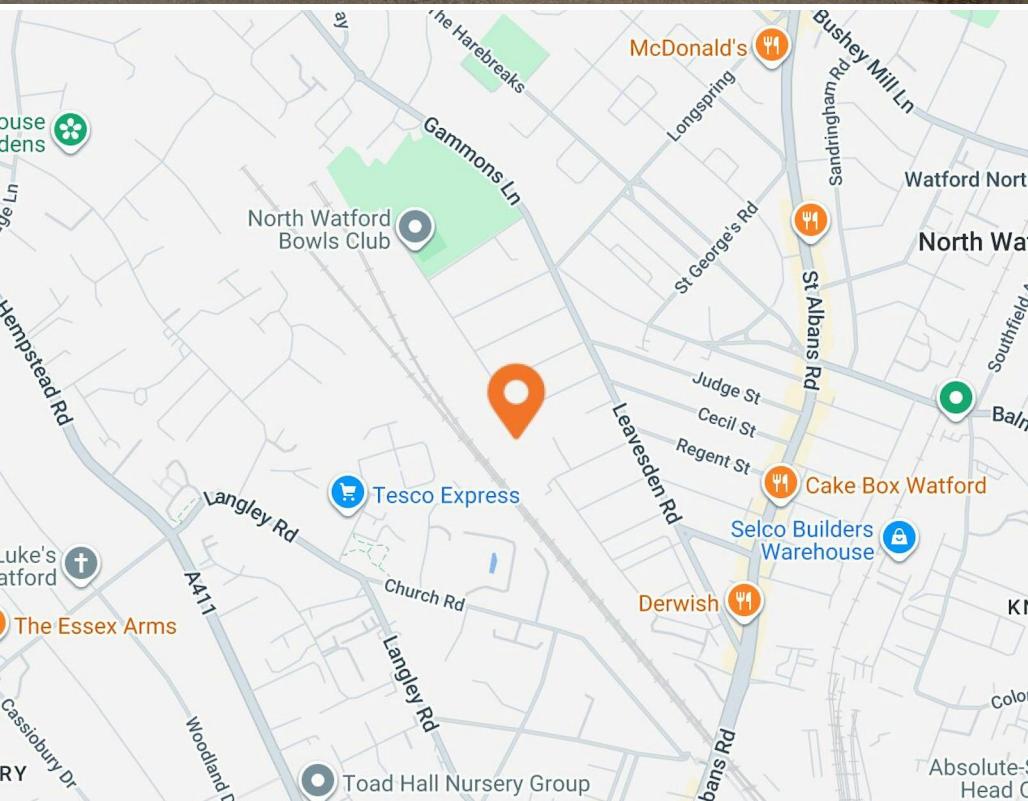
Investment Opportunity Available via a Sale and Lease Back.

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.

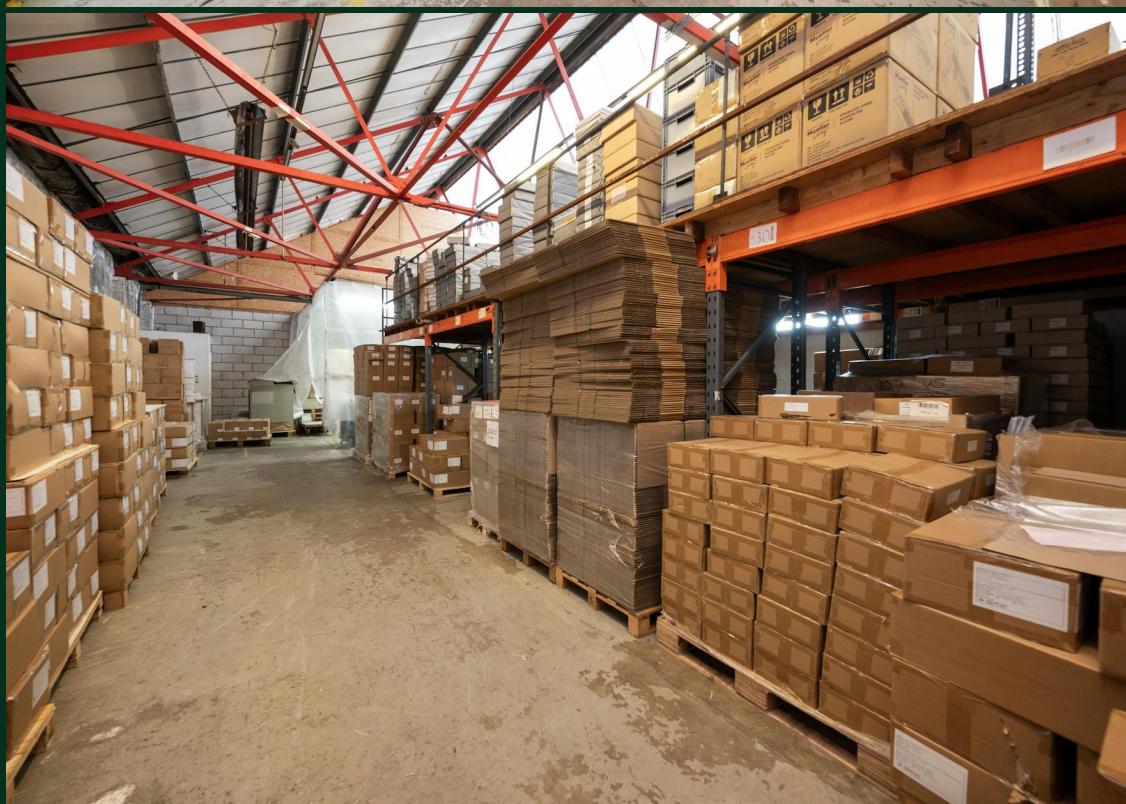
VAT is not applicable.

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

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 8, Shakespeare Industrial Estate
Watford, WD24 5RR

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/01/2026

FOREST
REAL ESTATE