

Stimpsons

Unit H Caxton Court, Caxton Way, Watford, WD18 8RH

To Let | 13,577 sq ft

Modern Warehouse Unit on Watford Business Park

Summary

- Rent: £23.50 per sq ft
- Business rates: £138,000 per annum
- Service charge: £9,910.33 per annum
- VAT: Applicable
- EPC: B (44)
- Lease: New Lease

Description

A modern, steel portal frame units constructed in 2017 with first floor offices (approximately 15% office content).

Location

Caxton Court is located off Caxton Way on Watford Business Park 3 miles to the south west of Watford town centre.

Watford is located 12 miles north west of Central London. The town is well served by communication likes with Junction 5 of the M1 motorway, five miles north east and Junction 18 of the M25 motorway four miles to the north west. Other communication links include a bus service linking Watford Metropolitan Station (on the London Underground) with Watford Junction Station.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	9,887	918.53
1st - Offices	3,690	342.81
Total	**13,577**	**1,261.34**

Key Points

- 6.9 metre clear height
- 1 loading door
- First floor office with comfort cooling
- 20 parking spaces
- LED lighting to offices
- 30kN/sq floor loading

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

The property is VAT registered and therefore VAT will be charged on the rent and service charge.

Service Charge

A service charge is payable towards maintenance of common areas of the estate.



Contact & Viewings



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Viewings

Strictly by appointment via sole agents