

4 BERMER PLACE

WATFORD, WD24 4AY

FOREST
REAL ESTATE



TO LET

2,686 SQ FT

Industrial unit inclusive of 3 parking spaces.

Key Features

- 3 Parking Spaces
- Comfort Cooling
- VAT Applicable
- Security Shutter
- Private Kitchenette

4 Bermer Place
Watford, WD24 4AY





Description

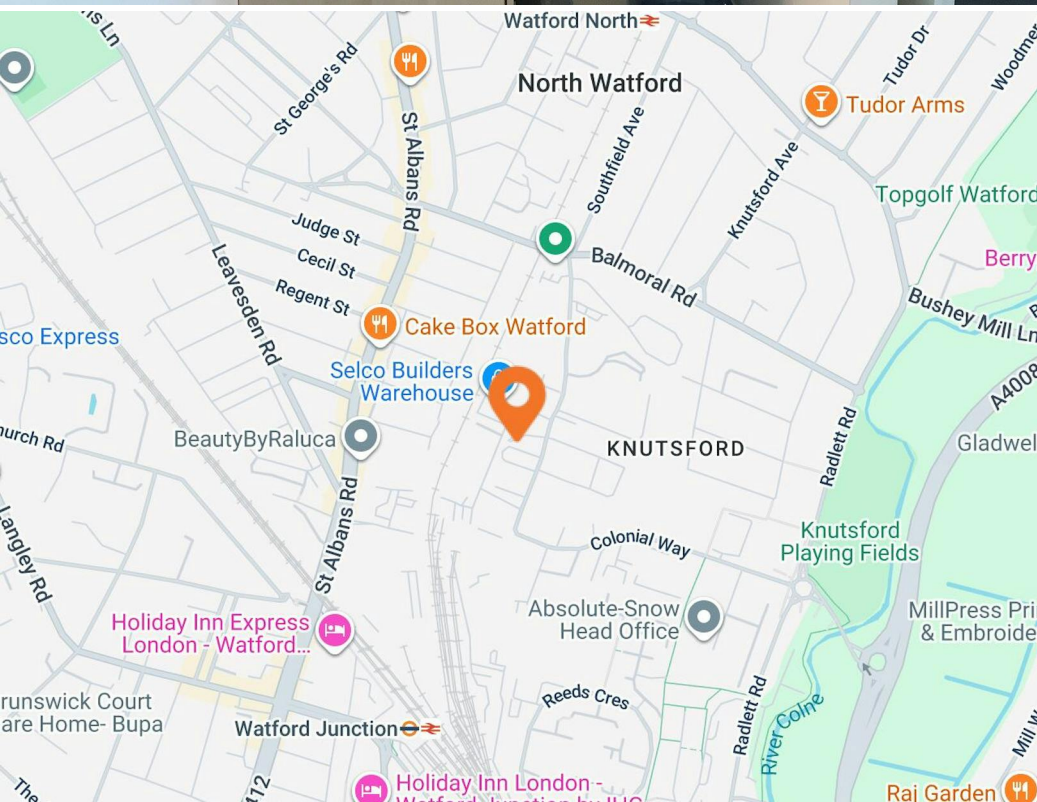
This property is situated over ground and first floor, where the warehouse on the ground is accessed via a security shutter with carpeted offices above benefitting from comfort cooling and a private kitchenette.

Three parking spaces are included within the demise.

Location

Situated in Bermer Place that is located on a premier modern trading estate just off the A4008 dual carriageway that provides direct access to Junction 5 of the M1 Motorway that is approximately one mile distant. Junction 19 of the M25 Motorway is within approx. two miles.

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles and thereby to the Town Centre and Intu Shopping Mall.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,343	124.77
1st	1,343	124.77
Total	2,686	249.54
Lease	New Lease	
Rent	£37,500 per annum	
Rates	£15,968 per annum	
Service Charge	£1,343 per annum	
VAT	Applicable	
EPC	B (31)	

Contact

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