



Unit 1, Hathaway Estate
Imperial Way, Watford, WD24 4AZ

**Newly Built Light Industrial /
Storage Unit**

2,858 sq ft

(265.52 sq m)

- Clear eaves 7m rising to 8.6m
- 3 Phase power & gas
- Electric roller shutter door
- Dedicated loading bay
- Allocated parking spaces
- Translucent roof panels
- Secure gated estate
- 5mins from M25 Junction 17
- Walking distance to Watford North & Watford Junction Station

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Summary

Available Size	2,858 sq ft
Rent	£62,876 per annum
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approx. £1 per sqft.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The development is located on Imperial Way, Watford which is a popular industrial district that is home to a number of businesses, including manufacturing, logistics, and distribution companies. The area is easily accessible via major roads such as the M1 and M25, and is serviced by public transportation, including several bus routes and Watford North railway station.

Description

The development comprises, 4 modern, light industrial/storage units of steel portal frame construction, with profile sheet metal cladding and part blockwork elevations, all arranged over the ground floor with an impressive clear eaves height 7m. The units are accessed by an electric roller shutter door serviced by a dedicated loading and benefit from parking bays.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,858	265.52
Total	2,858	265.52

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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