



Industrial/Warehouse Unit With Offices

Unit K Penford Industrial Park

Imperial Way, Watford, WD24 4YY

Warehouse, Industrial, Light Industrial

TO LET

6,154 sq ft

(571.73 sq m)

- Roller shutter door
- Electric heating to the offices
- Onsite car parking spaces
- Warehouse WC's
- Ground Floor Office WC's

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Summary

Available Size	6,154 sq ft
Rent	£104,310.30 per annum
Rates Payable	£46,800 per annum
Rateable Value	£97,500
Service Charge	TBC- Includes external repairs
VAT	Applicable
EPC Rating	C (72)

Description

A ground floor industrial/warehouse unit with 2-storey offices to the front. The property has been fully refurbished.

Location

Penford Industrial Park is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (cef) and other businesses including Sigma Pharmaceuticals.

Accommodation

The accommodation comprises the following gross internal areas:

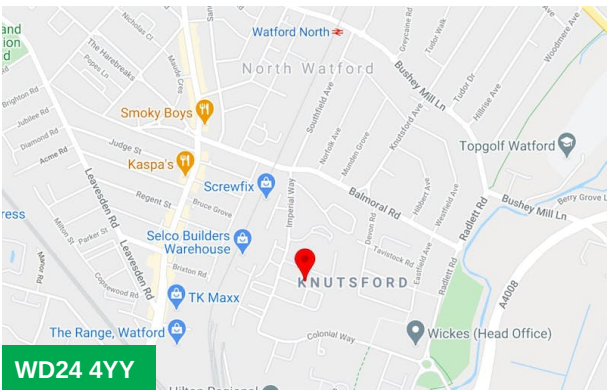
Name	sq ft	sq m	Availability
Ground - Warehouse	5,098	473.62	Available
Ground - Office/Showroom	528	49.05	Available
1st - Office	528	49.05	Available
Total	6,154	571.72	

Viewings

Strictly by appointment via joint agents.

Terms

A new effective full repairing and insuring lease for a term to be agreed.



Viewing & Further Information

Philip Cook
01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Harrison Hobbs
01923 604 025 | 07990 052 413
harrison.hobbs@stimpsons.co.uk

Stimpsons
01923 252188
Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH