


# 14 GREYCAINE ROAD

WATFORD, WD24 7GP

FOREST

REAL ESTATE

# TO LET

## 10,453 SQ FT

## Single Storey Industrial Warehouse / Trade Counter Available for Let with Secure Rear Yard (approx 2,000sqft)

## Key Features

- 4.21m Clear Eaves
- 1.5 miles of M1 Motorway (J5)
- Secure rear yard (approx. 2,000 sq ft)
- 3 Phase Power
- Two Powered Loading Doors (3.16m wide X 3.25m high)
- 1.5 miles of M1 Motorway (J5)
- Mains Gas

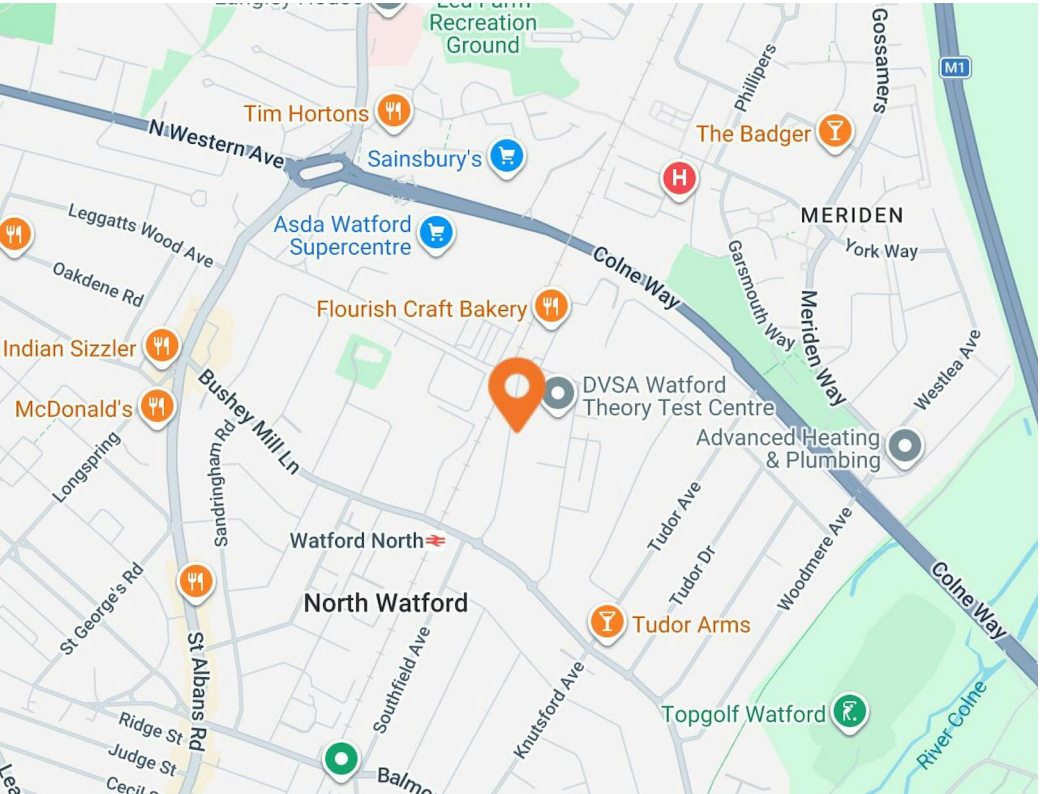
**Unit 1, 14 Greycaine Road**
Watford, WD24 7GP












## Description

A semi detached single storey warehouse of steel frame construction arranged in two bays with brickwork to the front and concrete floor throughout. This is set beneath an insulated and profiled metal roof incorporating 10% roof lighting supported on steel trusses and lit by LED lighting.

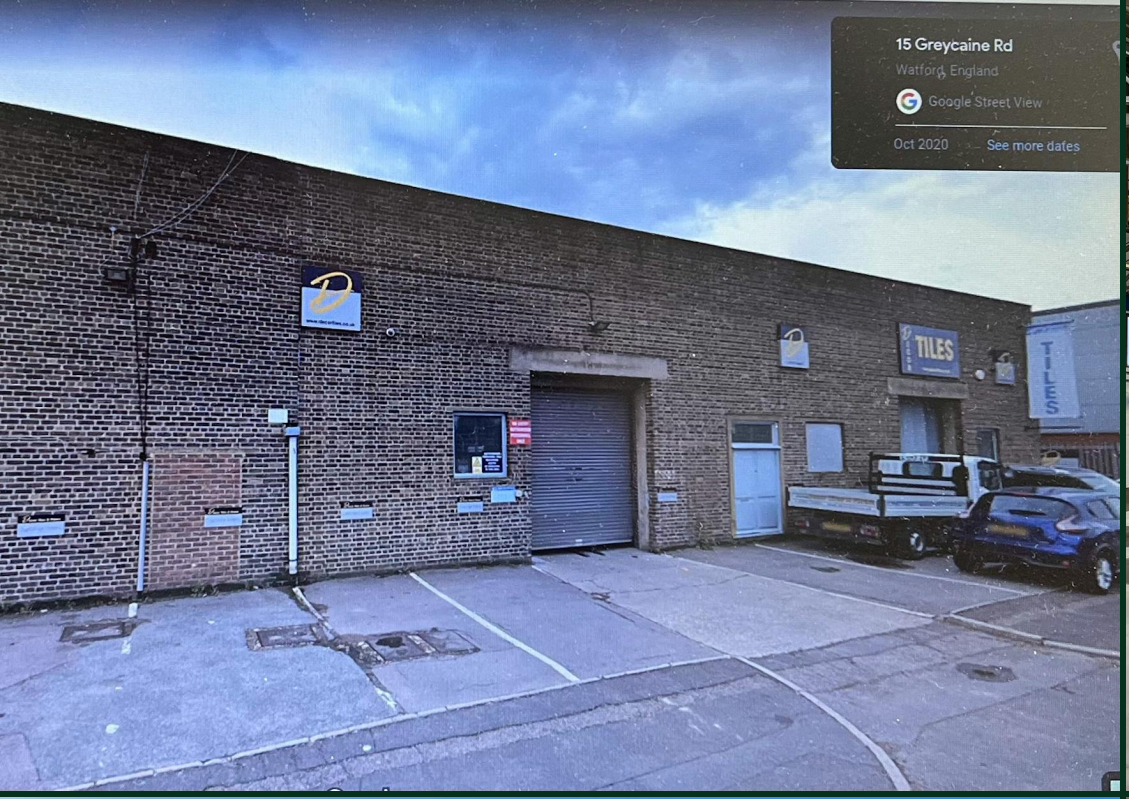
Loading is provided by way of two powered doors to the front elevation (3.12m X 3.7m high) and there is also vehicle access to the yard at the rear of the property suitable for additional storage or vehicle parking.

## Location

The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted & Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Decor Tiles, Dulux and Herts Traffic Management.


15 Greycaine Rd
Watford, England
Google Street View
Oct 2020
See more dates
TILES
TILES




DECOR
TILES
www.decortiles.co.uk
TILES
DAF



# Availability

| | |
|---|---|
| **Lease** | New Lease |
| **Rent** | £140,000 per annum |
| **Rates** | £69,375 per annum |
| **Service Charge** | N/A |
| **VAT** | Applicable |
| **EPC** | B (47) |

# Contact


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