

FIRST FLOOR, 15 PARAMOUNT INDUSTRIAL ESTATE

WATFORD, WD24 7XA

FOREST
REAL ESTATE

TO LET

3,870 SQ FT

Self-contained Industrial / Business unit amounting to 3,870 sq ft (191 m²) located on the first floor with 2 ton goods lift loading.

Key Features

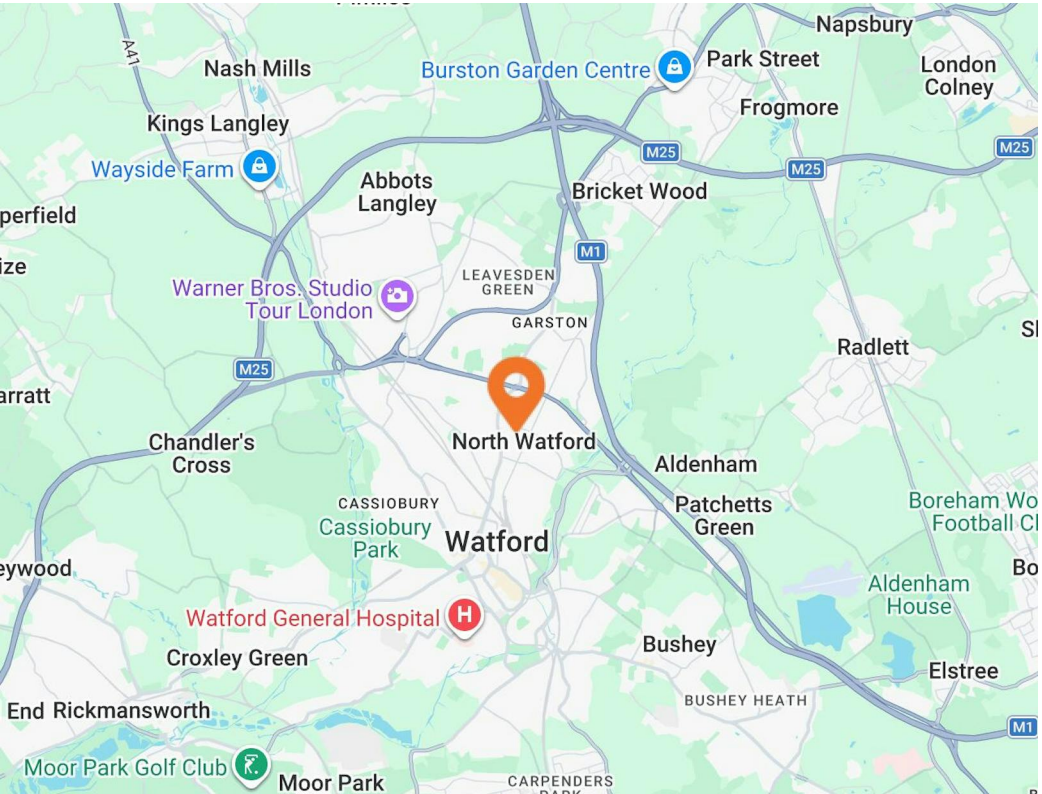
- 2 ton goods lift
- Gas & Three Phase supplies
- M1 Motorway (Junc. 5) 1.5miles distant
- Male / Female WC's
- Caretaker services
- Staff kitchen
- North Watford railway station within a short walk





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Description

The property forms part of an industrial / storage complex and is located on the first floor.

It comprises a self-contained unit offering a mix of storage, light industrial and offices amounting to a total of 3,870 ft² (359.53 m²).

Location

Located on the Paramount Estate in Sandown Road, North Watford, within 1.5miles of the M1 Motorway (Junc. 5).

The M25 (Juncs. 19/20/21) are all approximately 2.5 miles distance and thereby to the national motorway network, Luton, Heatrow, Gatwick and Stanstead Airports.

North Watford railway station is within a short walk and this connects Watford Juction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport.

Underground (Metropolitan Line) at West Watford connects to Baker Street.









Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,870	359.53	Available
Total	**3,870**	**359.53**	

Lease	New Lease
Rent	£30,000 per annum
Rates	£12,528 per annum
Service Charge	£5,031 per annum
VAT	Not applicable
EPC	E (104)

Contact

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