



Unit 7 Caxton Way, Watford, WD18 8RL

To Let | 8,295 sq ft

Detached Warehouse/Trade Counter Unit

Summary

- Rent: £165,000 per annum
- Business rates: £66,720 per annum
- VAT: Applicable
- Lease: New Lease

Description

A detached trade counter/warehouse unit on Caxton Way, Watford Business Park totaling 8,295 sq ft with a large yard/car parking area.

Please Note: Motor Trade use will not be permitted.

Location

Watford Business Park is located 3 miles to the southwest of Watford town centre. Other occupiers that are located nearby on Caxton Way include Citroen, Optoma Europe, Prism Power and Vape Club.

Watford is located 12 miles northwest of Central London. The town is well served by communication links with Junction 5 of the M1 motorway and Junction 18 of the M25 within 4 to 5 miles.

There is a bus service (W30) linking Watford Business Park with Watford Metropolitan Station (on the London Underground) and Watford Junction Station).

Accommodation

Name	sq ft	sq m
Ground - Showroom	2,376	220.74
Ground - Warehouse	5,919	549.89
Total	8,295	770.63

Key Points

- Former trade counter unit
- Min 5.3m eaves height
- 2 full height loading doors
- Large yard/car parking area

Terms

The property is available on a new full repairing insuring lease for a term to be agreed. The quoting rent is £165,000 per annum.



Further information

- [View details on our website](#)

Contact & Viewings



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

Viewings

Strictly by appointment via sole agents.



Misrepresentation

Unit 7 Caxton Way, Watford, WD18 8RL
stimpsons.co.uk

