

**OFFICE 2, UNIT R1 PENFOLD TRADING ESTATE
IMPERIAL WAY, WATFORD, WD24 4YY**



TO LET - £4,200 per annum

First Floor Office
153 SQ FT (14 M²)

- Within 1.5 miles of Junction 5 of M1
- 1 parking space

- Male and female WCs
- Shared kitchen

OFFICE 1, UNIT R1 PENFOLD TRADING ESTATE IMPERIAL WAY, WATFORD, WD24 4YY

LOCATION	Penfold Trading Estate 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.		
DESCRIPTION	A room with a first floor office suite comprising 5 separate rooms		
ACCOMMODATION	Office	153 sq ft	14.8m ² (approximate IPMS3 floor area)
TERMS	Available on a new internal repairing lease for a term expiring on 28 February 2021.		
RENT	£4,200 per annum inclusive of service charges and buildings insurance		
RATES	Rateable value: £1,650 Rates payable: £ 810 per annum (2019/20) If small business rates relief applies then no rates will currently be payable. For further information on rates payable please contact Watford Council on 01923 278466.		
UTILITIES	The landlord recharges the cost of utilities to the office suite.		
VAT	The property is VAT Registered and therefore VAT will be charged on the rent and utilities.		
EPC	The Energy Performance Asset Rating is D80. A copy of the full Energy Performance Certificate is available upon request.		
VIEWING	Strictly by appointment via joint agents: Perry Holt & Co 01923 239080 office@perryholt.co.uk PHILIP COOK 01923 604026 pbc@stimpsons.co.uk		

The full range of our instructions is available on our website

www.stimpsons.co.uk

May 19