



Modern Business Unit to Let In Watford

Unit 3 Handford Court

Garston Lane, Watford, WD25 9EJ

Warehouse

TO LET

2,096 sq ft

(194.72 sq m)

- 6m eaves height
- Electric full height roller shutter
- 6 parking spaces
- Located within secure gated courtyard development
- 1 mile to Junction 6 of the M1
- Kitchen
- Gas fired central heating

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Summary

Available Size	2,096 sq ft
Rent	£38,000.00 per annum
Rates Payable	£12,912 per annum Estimated rates payable 2024/2025
Rateable Value	£28,750
Service Charge	£1,728 per annum
VAT	Applicable. VAT will be charge on the rent and service charge
EPC Rating	C (68)

Description

A modern end of terraced business unit incorporating two storey offices and full height storage accessed by an electrically operated loading door. The unit is located in a small courtyard development of five units accessed by secure electronic gates, which was constructed in the late 1990's.

Location

Handford Court is situated off Garston Lane and in very close proximity with its intersection with St Albans Road (A412). The M1 (Junction 6) is within one mile. The M25 (either from Junction 19 or Junction 21A) are both within 2.5 miles.

Accommodation

The accommodation comprises the following areas:

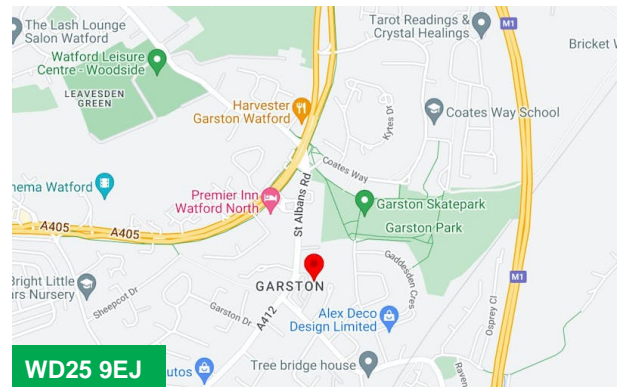
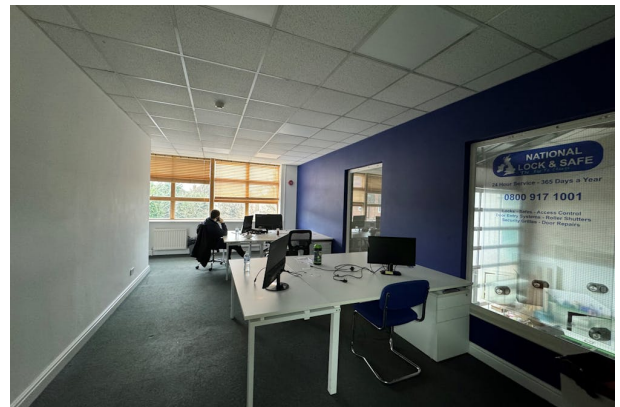
Name	sq ft	sq m
Ground	1,451	134.80
1st	385	35.77
Mezzanine	260	24.15
Total	2,096	194.72

Viewings

Strictly by appointment via sole agents.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed with the ingoing tenant.



Viewing & Further Information

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