



TO LET
UNIT Q2
3,611 SQ FT
(335.47 SQ M)



A GROUND FLOOR INDUSTRIAL/WAREHOUSE UNIT WITH 2-STOREY OFFICES TO THE FRONT.

DESCRIPTION

- ▣ Industrial/warehouse area
1,979 sq ft / 183.86 sq m
- ▣ Ground Floor Office
817 sq ft / 75.90 sq m
- ▣ First Floor Office 815 sq ft / 75.72 sq m

Gross Internal Floor Areas

FEATURES

- ▣ Within 1.5 miles of Junction 5 of M1
- ▣ 2 storey offices to front (1,632 sq ft)
- ▣ Loading door with electric shutter to side
- ▣ 5 parking spaces
- ▣ Male and Female WC's



LOCATION

Penfold Industrial 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.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

TERMS

Available on a new effective full repairing and insuring lease for a term to be agreed

RATES

Rates should be verified with Watford Council (01923 226400).

REPAIR AND MAINTENANCE OBLIGATIONS

The Landlord maintains the exterior of the premises through the service charge. The tenant must maintain the premises in good and substantial repair.

RENT

On application.

SERVICE CHARGE

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, waste removal and maintenance of the common areas of the estate.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.

EPC RATING

C60

VIEWING

By appointment only.



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