Stimpsons

Modern Refurbished Warehouse Unit in Watford
To Let/May Sell

Unit 22

Orbital 25 Business Park, Dwight Road,
Watford, WD18 9DA

Light Industrial, Warehouse

TO LET / FOR SALE

3,416 sq ft

(317.36 sq m)

- Refurbished to a high standard
- 6.9m eaves height
- LED lights in warehouse
- Electric roller shutter door
- 3 phase power
- First floor offices and storage
- Gas central heating to offices
- 4 car parking spaces
- Modern gated estate

Summary

Available Size	3,416 sq ft
Rent	£63,000.00 per annum
Price	£900,000.00
Rates Payable	£20,444 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£50,500
Service Charge	£1,132.32 per annum
VAT	Applicable
Estate Charge	An estate charge is payable for maintenance of common areas of the estate
EPC Rating	D (79)

Description

Unit 22 comprises a full height warehouse with a first floor office and additional first floor storage. The property has recently been refurbished to a high standard.

Location

The unit is situated on Orbital 25 Business Park, just off Tolpits Lane (A4145) midway between Watford and Rickmansworth. Junction 18 of the M25 is within approximately 4 miles providing access to the national motorway network.

Accommodation

The accommodation comprises the following gross internal floor areas:

Name	sq ft	sq m
Ground - Warehouse	2,278	211.63
1st - Office	628	58.34
1st - Warehouse	510	47.38
Total	**3,416**	**317.35**

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. The landlord may also consider the sale of the freehold for £900,000.

VAT

The property is VAT registered.

WD18 9DA

Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH