



## Modern Business Unit

### Unit 23 Empire Centre

Imperial Way, Watford, WD24 4YH

Light Industrial, Warehouse

# TO LET

**2,104 sq ft**

(195.47 sq m)

- Prominent estate with excellent loading
- Full height up and over loading door
- 4 car parking spaces
- First floor offices
- M1 Junciton 5 approximately 1.5 miles

# Unit 23 Empire Centre, Imperial Way, Watford, WD24 4YH

## Summary

Available Size	2,104 sq ft
Rent	£40,000 per annum
Rates Payable	£13,091 per annum Based on 2023 Rating. Rates payable 2024/25
Rateable Value	£27,500
VAT	Not applicable
EPC Rating	Upon enquiry

## Description

This mid terrace business unit is located on a prominent estate with excellent loading and access, along with a first floor offices.

## Location

The Empire Centre 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 Joinery, Tool Station, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals

## Accommodation

The accommodation comprises the following areas:

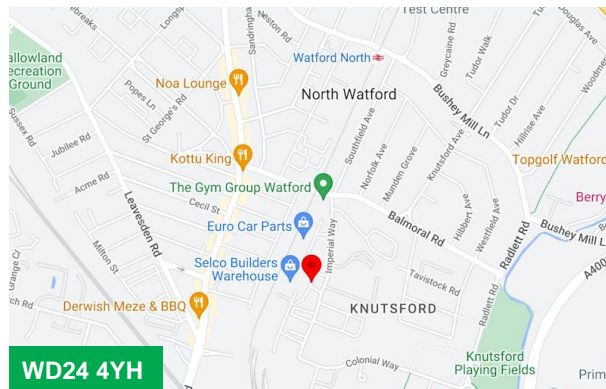
Name	sq ft	sq m
Ground - Warehouse	1,181	109.72
1st - Office	923	85.75
<b>Total</b>	<b>2,104</b>	<b>195.47</b>

## Viewings

Strictly by appointment via sole agents.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information

### Philip Cook

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### Stimpsons

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