



**PENFOLD**  
INDUSTRIAL PARK

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES  
IMPERIAL WAY / WATFORD / WD24 4YY



**TO LET**  
**UNIT L**  
**6,413 SQ FT**  
**(595.76 SQ M)**



## INDUSTRIAL/WAREHOUSE UNIT WITH 2-STOREY OFFICES TO THE FRONT.

### DESCRIPTION

- Industrial/warehouse area  
4,709 sq ft / 437.50 sq m
- Ground Floor Office  
616 sq ft / 57.20 sq m
- First Floor Office  
1,088 sq ft / 101.06 sq m

Approximate Gross Internal Floor Areas

### FEATURES

- New electric roller shutter door
- Electric heating to the offices
- 8 Parking Spaces
- Warehouse WC's
- Ground floor office WC's
- LED lighting throughout

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT. June 2024.



## LOCATION

Penfold Industrial Park 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 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

Targeting EPC B

## VIEWING

By appointment only.



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