



Modern Business Unit

Unit 11 Empire Centre

Imperial Way, Watford, WD24 4YH

Light Industrial, Warehouse

TO LET

1,946 sq ft

(180.79 sq m)

- Prominent estate with excellent loading and access
- Full height up and over loading door
- 3 car parking spaces
- Substantial first floor mezzanine providing high quality office space
- M1 Junction 5 approximately 1.5 miles

Unit 11 Empire Centre, Imperial Way, Watford, WD24 4YH

Summary

Available Size	1,946 sq ft
Rent	£36,000 per annum exclusive
Rates Payable	£7,859.25 per annum
Rateable Value	£15,750
EPC Rating	C (64)

Description

This mid terrace business unit is located on a prominent estate with excellent loading and access, along with a first floor mezzanine providing high quality office space.

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:

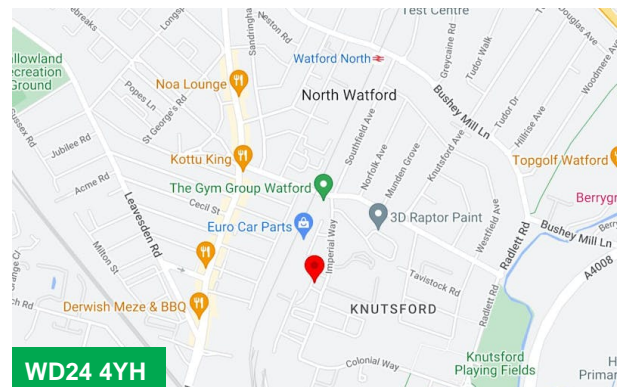
Name	sq ft	sq m	Availability
Ground - Warehouse	1,171	108.79	Available
1st	775	72	Available
Total	1,946	180.79	

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

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

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