

TO BE REFURBISHED

UNIT D  
2 GREYCAINE ROAD  
WATFORD  
WD24 7GP

TO LET  
WAREHOUSE / INDUSTRIAL UNIT  
9,875 SQ. FT (917 SQ. M)





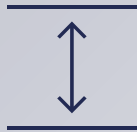




## DESCRIPTION

The unit comprises a secure external yard and car parking area leading into a single storey warehouse of steel portal frame construction with 4.3m eaves. There's an additional office, kitchen, breakout room and WC facilities.

The unit will undergo a complete refurbishment to meet modern standards and specifications, including the installation of LED lighting.



4.3M EAVES HEIGHT



SECURE YARD



3 PHASE INCOMING POWER



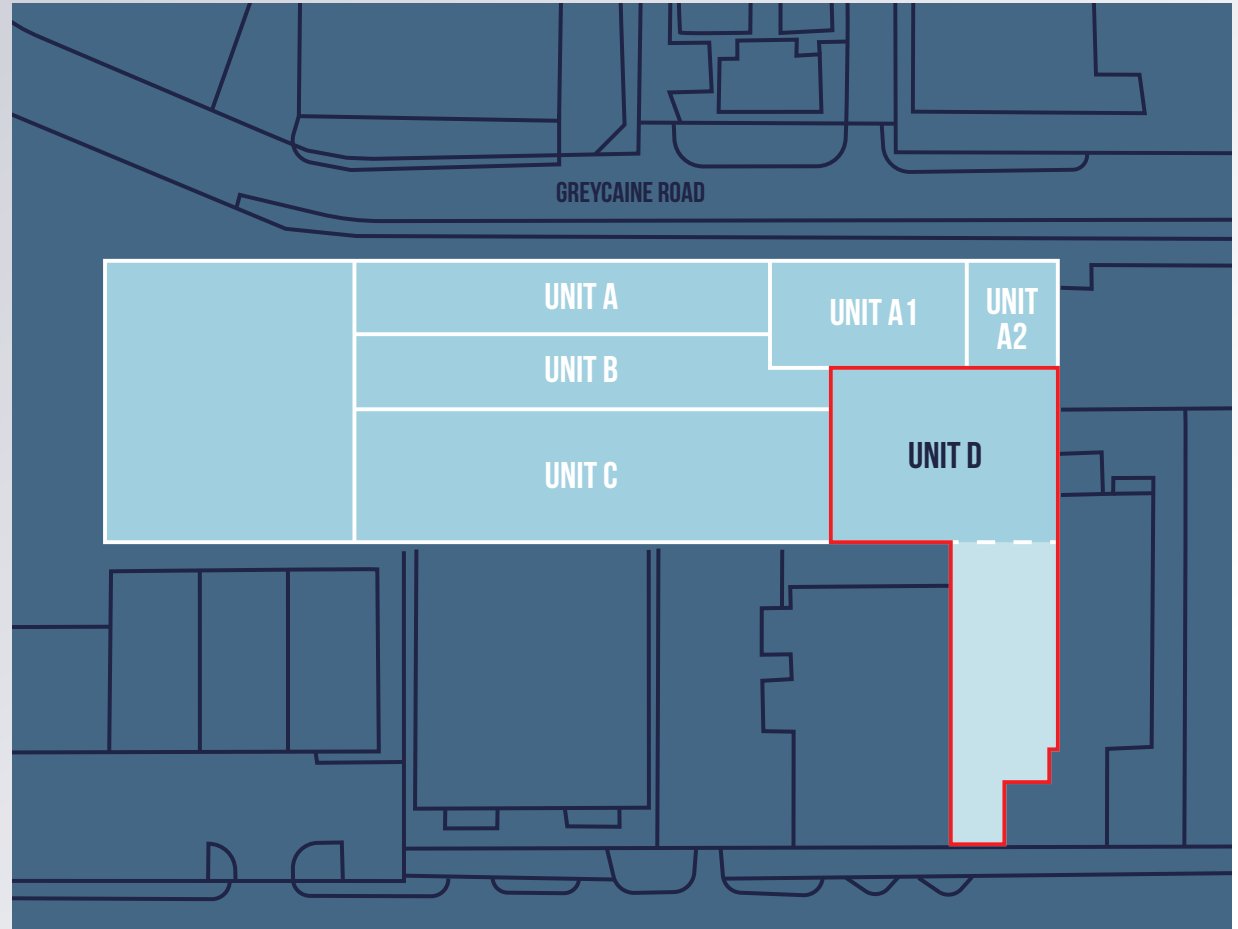
PARKING FOR UP TO 20 CARS



LEVEL LOADING ACCESS DOOR  
TO WAREHOUSE



OFFICE, KITCHEN  
AND TOILETS

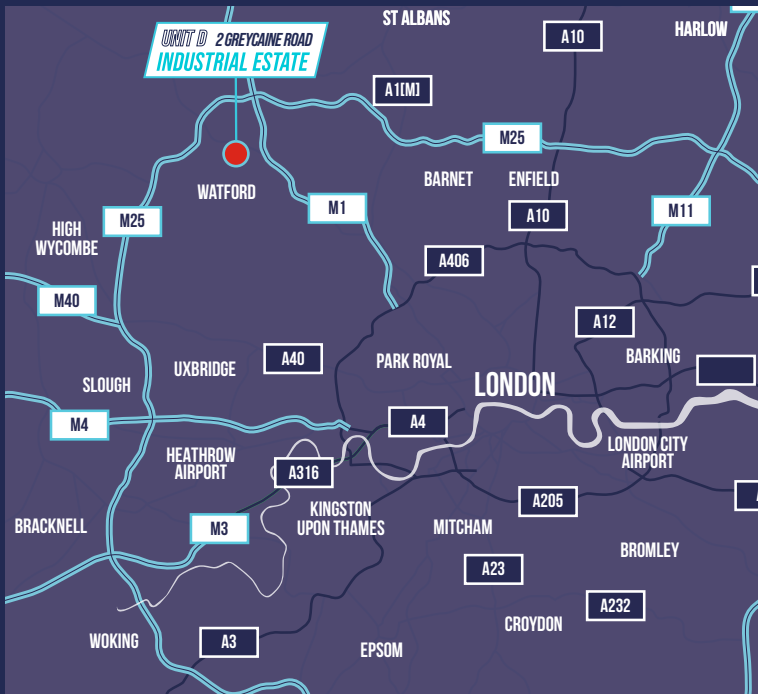


## ACCOMMODATION (GIA)

	SQ FT	SQ M
OFFICE	1,635	151.9
WAREHOUSE	8,240	765.1
<b>TOTAL</b>	<b>9,875</b>	<b>917</b>



W3W: light.supply.stem



## LOCATION

The unit is situated on the well established Greycaine Industrial Estate in North Watford, in close proximity to Junction 5 of the M1.

The M25 is within 3.5 miles of the site and Central London just 20 miles South. Watford North Railway Station is a short distance away and there is easy access to Watford Junction Station and the Town Centre.

## DRIVE TIMES

A41	0.8 miles
M1	1.4 miles
M25	3.7 miles
M40	13 miles
44	18 miles

Source: Google Maps

## AIR TIMES

Luton	17 miles
Heathrow	20 miles
Stanstead	39 miles
London City	42 miles

## TRAIN TIMES

Watford North	0.1 miles
Watford Junction	1.7 miles

## SERVICE CHARGE

Available upon request.

## RENT

Terms on application.

## TERMS

The unit is available by way of a new FRI lease for a term to be agreed.

## BUSINESS RATES

According to the VOA the business rateable value is £97,500 with rates payable of £49,920 based off the current UBR multiplier.

VIEWING AND FURTHER INFORMATION STRICTLY BY PRIOR APPOINTMENT THROUGH JOINT AGENTS:

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