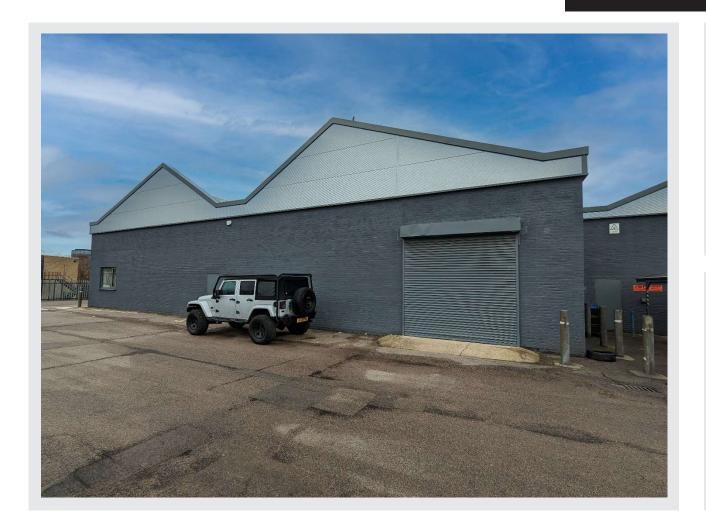
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

3,605 sq ft industrial/warehouse

Unit Q3, Penfold Industrial Park, Imperial Way, Watford, Hertfordshire, WD24 4YY







ACCOMMODATION

Total 3,605 sq ft 334.9 sq m



All measurements are approximate and for information purposes only

AMENITIES

- Electric roller shutter
- 4 parking spaces

- Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco
- ✓ Within 1.5 miles of junction 5 of M1
- ✓ W/C facilities

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.

DESCRIPTION

A ground floor industrial/warehouse unit with a loading roller shutter on the side elevation. A new roof was recently installed.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£57,680 per annum exclusive

RATES

Rateable value: £45,500. Rates payable 2023/24: £22,704.50. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is payable on the rent and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165-167 HIGH STREET RICKMANSWORTH HERTS WD31AY

perryholt.co.uk

JOEL LOBATTO BEN HOWARD

ASSOCIATE DIRECTOR ASSOCIATE DIRECTOR

07786 928311 07527 709064

01923 239080 01923 239080

joel@perryholt.co.uk ben@perryholt.co.uk