



**TO LET**  
**UNIT Q2**  
**3,611 SQ FT**  
**(335.47 SQ M)**



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

### DESCRIPTION

- ▣ Industrial/warehouse area  
1,979 sq ft / 183.86 sq m
- ▣ Ground Floor Office  
817 sq ft / 75.90 sq m
- ▣ First Floor Office 815 sq ft / 75.72 sq m

Gross Internal Floor Areas

### FEATURES

- ▣ Within 1.5 miles of Junction 5 of M1
- ▣ 2 storey offices to front (1,632 sq ft)
- ▣ Loading door with electric shutter to side
- ▣ 5 parking spaces
- ▣ Male and Female WC's





## LOCATION

Penfold Industrial Estate 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 of the estate, waste removal 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

C60

## VIEWING

By appointment only.



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