

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Single storey
industrial/warehouse

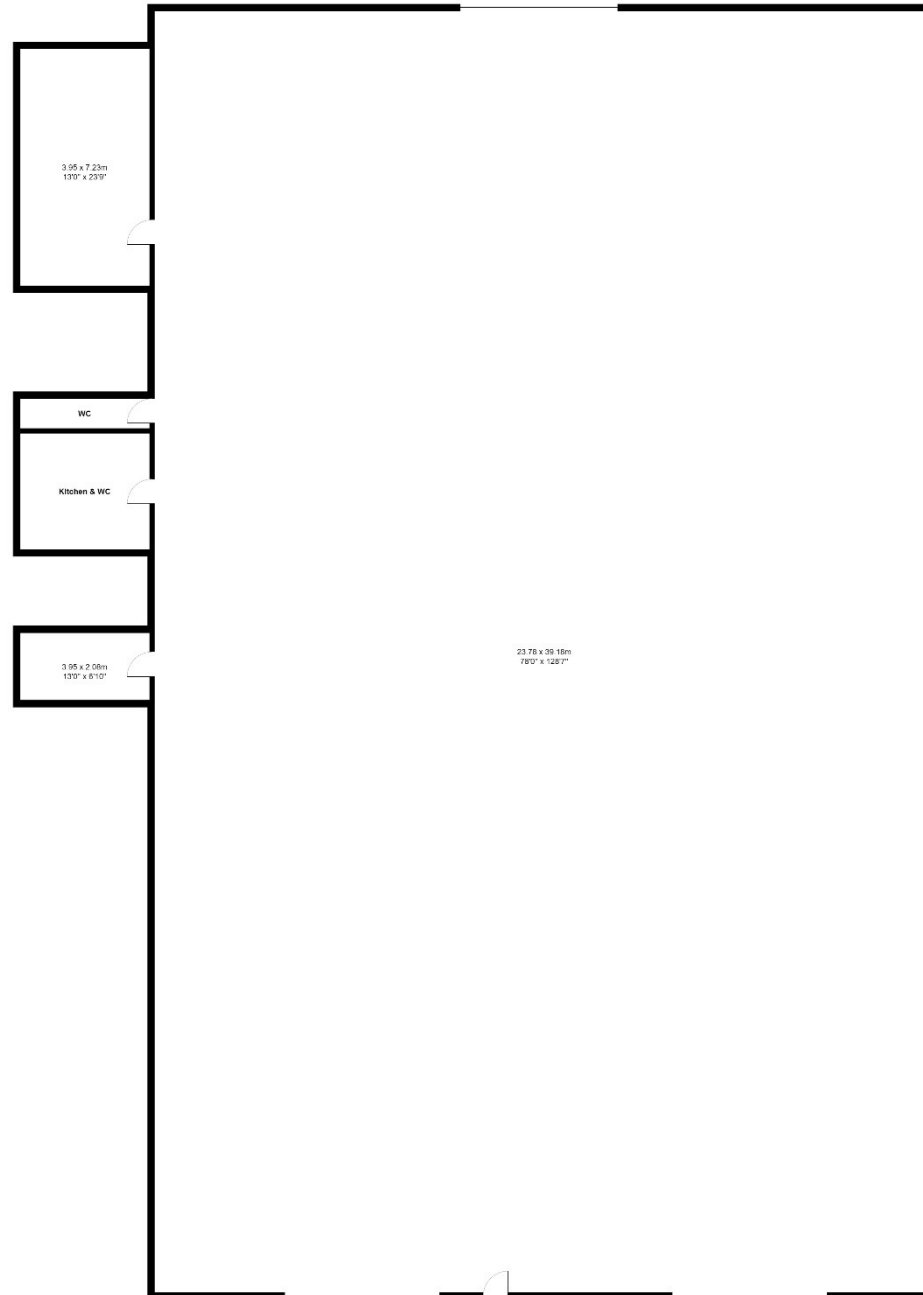
Unit 1, 14 Greycaine Road, Watford, WD24 7GP



ACCOMMODATION

	Sq ft	Sq m
Single storey warehouse/ Industrial unit	10,453	971.12

Total:	10,453	971.12
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All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

KEY FEATURES

- ✓ 4.21m clear eaves
- ✓ Two powered loading doors
- ✓ Rear yard (approx 2,000 sq ft)
- ✓ 3 phase power

LOCATION

The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted and Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Décor Tiles, Dulux and Herts Traffic Management.

DESCRIPTION

A semi detached single storey warehouse of steel frame construction arranged in two bays with brickworks to the front and concrete floor throughout. This is set beneath and insulated and profiled metal roof incorporating 10% roof lighting supported on steel trusses and lit by LED lighting.

Loading is provided by way of two new powered doors to the front elevation (3.12m x 3.7m high) and there is also vehicle access to the yard at the rear of the property suitable for storage or vehicle parking.

TERM

A new lease for a term to be agreed.

RENT

£100,000 per annum exclusive

RATES

Interested parties should contact Watford Borough Council – 01923 278187 to verify the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

We understand that VAT is not payable on the rent

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