

PERRY HOLT

CHARTERED SURVEYORS

TO LET

FIRST FLOOR SELF-CONTAINED OFFICE SUITE

Unit H1, Penfold Industrial Park, Imperial Way,
Watford, Hertfordshire, WD24 4YY



AMENITIES

- ✓ Gas central heating
 - ✓ LED Lighting
 - ✓ Suspended ceiling
 - ✓ Carpeting
 - ✓ 2 W/C's
 - ✓ Kitchen
- Approximately 1,126 sq ft / 104.6 sq m (Approx IMPS3 areas)

LOCATION

The Estate itself is very well located within approximately one mile of Junction 5 on the M1, and from there to the M25 at Junctions 19/20. Watford Junction Railway Station and Town Centre are 1.5 miles approximately. The location has already been recognised by a number of well-known companies, which include Howden Joinery, Screwfix, City Electrical Factors (CEF), Thrifty, Dhamechia Foods and Sigma Pharmaceuticals.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Self-contained first floor office suite with a kitchen and male and female WC facilities.

Available on a new internal repairing lease for a term to be agreed. £22,500 per annum exclusive of service charges and buildings insurance. A service charge is payable towards external repairs and maintenance of common areas of the estate. This is £1,834 for the year end 31 December 2021

TERM

Available on a new internal repairing lease for a term to be agreed.

RENT

£17 psft per annum exclusive of service charges and buildings insurance

RATES

Rates payable £14,000. Rateable value £4,657.33. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

All figures quoted are exclusive of VAT. Landlords have elected to tax for purposes of VAT – therefore rental and all other outgoings shall be subject to VAT at the standard rate.

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