

TO LET – MID-TERRACED INDUSTRIAL UNIT



Unit 2, Colne Way Court, Watford, WD24 7NE

4,558 SqFt (423.44 SqM)

£69,750 per annum exclusive

- Close proximity to transport links - accessed from A41, M1 (1 Mile) and M25 (3 Miles)
- Suitable for variety of uses (light industrial, storage, educational and medical)
- 8 car parking spaces
- Open plan first floor offices with air con and cat v data cabling
- Ground floor currently partitioned but could provide a flexible open plan layout

Location:

The premises are strategically located in North Watford on Colne Way, with direct access to the A41 North Western Avenue with the M1 (Junction 5) less than a mile to the southeast. The M25 (Junctions 20 and 21) are approximately 3 miles to the north of the property, providing ready access to the national motorway network.

Description:

A modern mid terraced two storey light industrial unit within an estate of similar units. The first floor comprises predominantly open plan offices with the ground floor currently divided into a number of rooms however they could be removed depending on occupier requirements.

The first floor comprises a main office area plus office/boardroom with suspended ceiling, inset LED lighting and air conditioning, Cat V data cabling, and kitchen and W/C facilities. The unit also benefits from a electric roller shutter door and separate personnel access as well as excellent parking provisions for 8 cars.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground floor	2,230	207.17
First floor office	2,358	219.06
Total	4,588	426.23

Areas quoted are approximate and should not be held as 100% accurate.

Terms:

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £69,750 per annum exclusive

VAT:

We have been advised that the property is **not** elected for VAT and therefore, VAT is **not** applicable on the rent.

Business Rates:

From enquiries we understand that from April 2023 the property will have a Rateable Value of £64,500 with Rates Payable in the order of **£33,000** per annum.

Estate Charge:

There is a contribution towards the repair and maintenance of the estate road and car parking areas. Details available upon request.

EPC:

B-40

Viewings:

For viewings and further information please contact:

Chris Richards

01727 575 445

07983 775684

chris.richards@kirkbydiamond.co.uk

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk

**DISCLAIMER**

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP