



## Acme Road, Watford, WD24

Offers In Excess Of £275,000 + VAT Freehold

COMMERCIAL FREEHOLD FOR SALE • GROUND, FIRST & SECOND FLOOR OFFICE UNIT • THREE CAR PARKING SPACES • KITCHEN • TOILET/DISABLED FACILITIES • LARGE OPEN PLAN OFFICE AREAS • SECURE GATED INDUSTRIAL ESTATE • 106 sq. m. / 1140 sq. ft

We are pleased to offer the opportunity to purchase a mid-terraced SELF-CONTAINED OFFICE/WORKSHOP UNIT spanning over three floors.

To the exterior are three parking spaces and a storage cupboard. There is an entrance door leading to a small hallway with a staircase to the first floor, ground floor toilet/disabled facilities and a fitted kitchen.

To the first floor is a large L-shaped open plan office suite with air conditioning and a staircase to the second floor with a similar L-shaped office suite on the top floor and partly into the eaves.

This unit is conveniently situated within Shakespeare industrial estate approx. 1.5 north of Watford Town Centre, with excellent access via the M25 Junction 19/20 and the M1 Junction 5 as well as Watford Junction Overground service to Euston.

**PLEASE NOTE: The sale price is subject to VAT**

Nearest Station: 0.2 miles – Rickmansworth Station

EPC Energy Efficiency Rating: E

- RATEABLE VALUE 2025-2026 – Approx. £15,250
- PAYABLE VALUE 2025-2026 - Approx. £4,610.76



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.