



UNIT 11

Paramount Industrial Estate, Watford, WD24 7XA

Virtual Freehold For Sale. Lower Ground Floor Industrial / Storage Premises

4,326 SQ FT



Summary

Available Size	4,326 sq ft
Price	£385,000
Rates Payable	£2.31 per sq ft Based on 2023 Valuation.
Rateable Value	£20,000
VAT	Not applicable
Estate Charge	£2,500 per annum Comprising Caretaker services, maintenance and repair of common parts and Lift, Building insurance.
EPC Rating	D (91)

Key Features

- 2 ton goods lift loading
- Up to 4.2 metre clear height
- On site Caretaker
- 1 on site car parking space
- 3 Phase Power available
- Fluorescent lighting

Description

The property is located at lower ground floor level totalling 4,326 sq ft (GIA). There is pedestrian access by way of two stairwells and goods loading is via an 8ft wide X 10ft long 2 ton goods lift.

Location

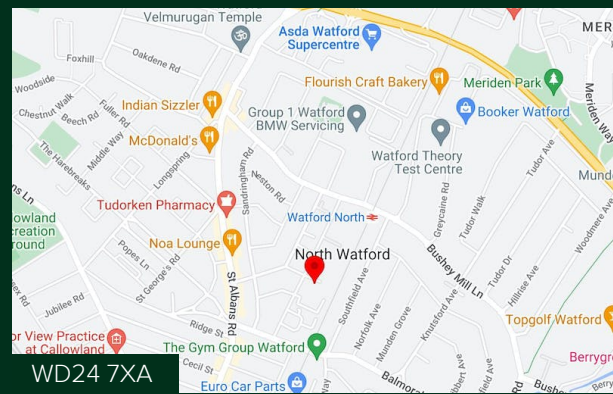
Located on the Paramount Industrial Estate in Sandown Road, North Watford, within 1½ miles of the M1 Motorway (Junction 5). The M25 (Junctions 19/20/21) are all approximately 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station is within a short walk and this connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	4,326	401.90



Viewing & Further Information

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