



## UNIT 2B

6 Greycaine Road, Watford, WD24 7GP

TO LET - Single-storey Industrial / Warehouse with car parking directly opposite

6,714 SQ FT



## Summary

<b>Available Size</b>	6,714 sq ft
<b>Rent</b>	£95,000 per annum
<b>Rates Payable</b>	£35,217 per annum Interested parties are advised to make their own enquiries with Watford Council - 01923 278466.
<b>Rateable Value</b>	£64,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (98)

## Key Features

- Close to J5 of M1 Motorway
- North Watford Station a short walk away
- Full height loading door
- Three Phase Power
- Gas supply
- Car parking

## Description

Comprising a self-contained single storey unit of 6,714 sq ft (GIA) in a terrace of steel frame construction with brick and metal clad elevations set beneath a clad roof with goods access via a full height loading door.

The property has the benefit of lighting, three phase power, gas supply and a single WC. There is additional car parking provided directly opposite.

## Location

Situated in North Watford on Greycaine Road with good access to Junction 5 of the M1 Motorway, the A41 and Junctions 19, 20 and 21 of the M25.

Railway access is available at North Watford Station a short walk away. This provides a connection between Watford Junction (from there to Euston in 18 minutes) and St Albans.

Nearby occupiers include Booker Cash & Carry, KD Wholesale Cash & Carry, Décor Tiles, National Tyres and Gap Tool Hire.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Single-storey unit	6,714	623.75	Available
<b>Total</b>	<b>6,714</b>	<b>623.75</b>	

## Terms

Lease: A new lease is offered for a term to be agreed.



WD24 7GP

## Viewing & Further Information

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### CONNECT WITH US

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