

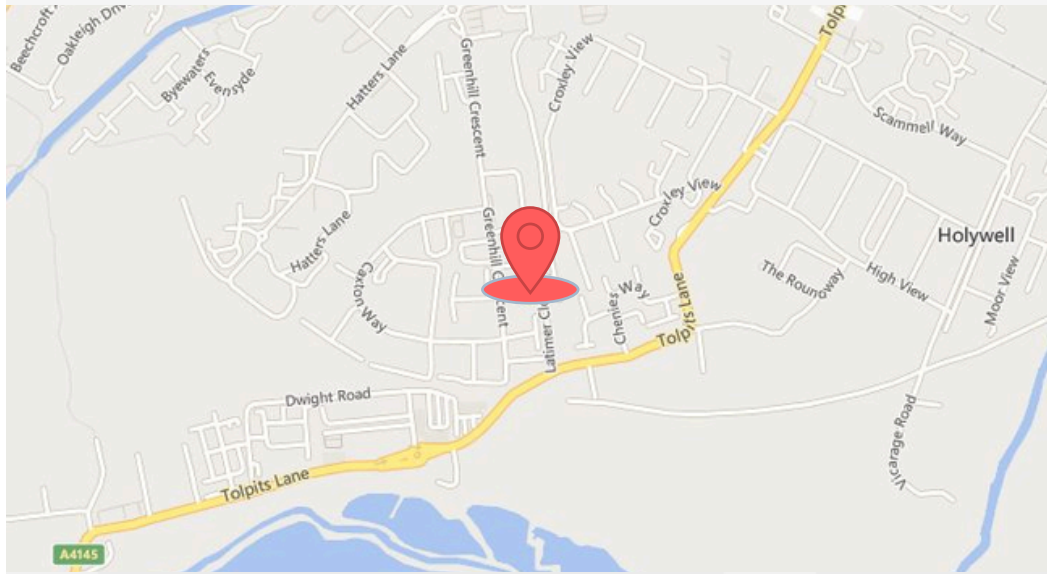
Unit 12A Watford Enterprise Centre |  
25 Greenhill Crescent |  
Watford | WD18 8XU

High Quality Warehouse | To Let



### Key features

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities



### For viewings contact

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12A Watford Enterprise Centre | 25 Greenhill Crescent | Watford | WD18 8XU

### Description

Comprising modern single storey light industrial/storage unit constructed of brick and block cavity elevations under an insulated roof.

The available unit comprises a ground floor warehouse and mezzanine storage. The unit benefits from allocated parking and an up and over loading door with associated loading apron.

### Accommodation

#### Unit 12A

|              |          |                    |          |                    |
|--------------|----------|--------------------|----------|--------------------|
| Ground floor |          | 906 Sq.ft          |          | 84.17 Sq.m         |
| Mezzanine    |          | 514 Sq.ft          |          | 47.75 Sq.m         |
| <b>TOTAL</b> | <b> </b> | <b>1,420 Sq.ft</b> | <b> </b> | <b>131.92 Sq.m</b> |

These floor areas are approximate and have been calculated on a gross internal basis.

### Location

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

### Rates

The VOA website shows an entry in the current Rating List of £15,750. The rates payable will be a proportion of this figure.

For rates payable, please refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Tenure

The unit is offered to let on the basis of a new internal repairing lease for a flexible term by negotiation.

### EPC

The property has an EPC rating of E 115. Details available upon request.

### Rent

£28,500 per annum exclusive.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service charge

There is a service charge levied against the estate for communal parts and external fabric of the units.