

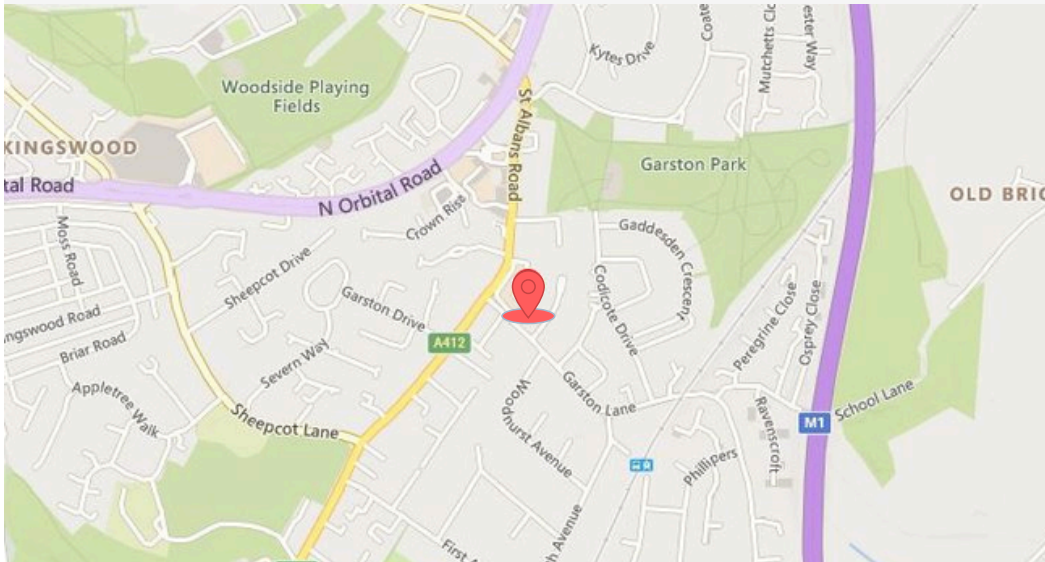
Unit 3 Handford Court |  
Garston Lane |  
Watford | WD25 9EJ

Modern Business Unit |  
To Let | 2,096 Sq.ft



### Key features

- Secure gated courtyard
- Electric full height roller shutter door
- 6 car parking spaces
- Kitchen
- 6m eaves height
- Gas fired central heating
- 1 mile to Junction 6 of the M1



## Unit 3 Handford Court | Garston Lane | Watford | WD25 9EJ

### Description

A modern end of terrace business unit incorporating two storey offices and full height storage accessed by an electrically operated loading door.

The unit is located in a small courtyard development of 5 units accessed by secure electronic gates, which was constructed in the late 1990s.

### Accommodation

Ground floor		1,451 Sq.ft		134.80 Sq.m
1st floor office		385 Sq.ft		35.77 Sq.m
1st floor mezzanine		260 Sq.ft		24.15 Sq.m
<b>TOTAL</b>		<b>  2,096 Sq.ft</b>		<b>  194.72 Sq.m</b>

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

### Location

Handford Court is situated off Garston Lane and in very close proximity with its intersection with St Albans Road (A412). The M1 (J6) is within one mile. The M25 (J19 or 21A) are both within 2.5 miles of the subject property.

### Rates

The VOA website shows an entry in the current Rating List of £28,750. 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.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed with the ingoing tenant.

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

### EPC

The property has an EPC rating of C 68. Details available upon request.

### Rent

£38,000 per annum.

### Legal costs

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

### For viewings contact

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\* Satisfactory proof of the source of funds for the Buyers/Funders/Lessees.  
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