

TO LET

Industrial / Warehouse / Open Storage Approx 14,999 FT (1,393 SQ M)

Colliers

020 7935 4499

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Unit A1, Vale Industrial Estate

Tolpits Lane, Watford, WD18 9QP

- Securely fenced self-contained yard area
- 5.7m clear height
- 10 level access loading doors
- Significant yard area available
- 24 / 7 access available
- Kitchen and WC Facilities



Contacts

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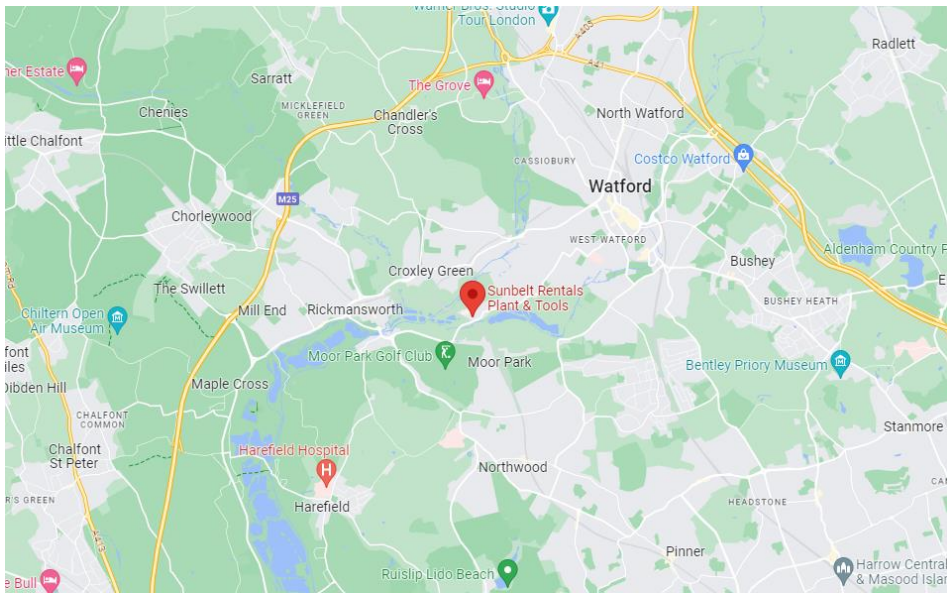
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FLEXIBLE LEASE TERMS AVAILABLE



Location

Vale Industrial Estate is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres. Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

Croxley station is located less than a mile from the property and provides Metropolitan line access into Central London.

Description

The property comprises an industrial / warehouse unit with ground and first floor offices and a large secure yard area. The unit benefits from 10 level access doors and a clear internal height of 5.7m, rising to 9.36m at the apex.

Vale Industrial Estate is a private estate with security gates which are shut outside normal working hours. 24 hour access is provided to occupying tenants.

Terms

Available by way sublease / assignment of an existing lease, expiring December 2026. Please contact the sole agents for further details

Business Rates

Interested parties are advised to make their own enquiries with Three Rivers Borough Council.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

The subject property is rated EPC 'E' (115)

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All prices and other costs quoted exclusive of VAT.

ACCOMMODATION (GIA) approx.

| Unit 6 | SQ FT | SQ M |
|--------------|---------------|--------------|
| GF Warehouse | 9,905 | 920 |
| Office | 3,269 | 304 |
| Mezzanine | 1,825 | 170 |
| Total | 14,999 | 1,393 |



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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.