

**FACTORY/WAREHOUSE BUILDING
WITH PARKING**

**FREEHOLD FOR SALE
(Will Also Consider Letting the Building)**

17,697 SQ FT (1,644 SQ M)

**SHAKESPEARE INDUSTRIAL ESTATE, SHAKESPEARE
ROAD, WATFORD WD24 5RS**



LOCATION: Situated on the corner of Shakespeare Street and Milton Street off Leavesden Road to the North of Watford. St Albans Road (A412) is in very close proximity, providing easy vehicular access to the M25 and M1 to the north and Watford Town Centre to the south. Watford Junction and Watford North National Rail and London Overground stations are both within walking distance, providing regular services into London Euston, St Albans, Milton Keynes, Tring and Wolverhampton. There are also buses serving the area located on Leavesden Road and St Albans Road.

DESCRIPTION: Comprises a self-contained factory/warehouse building formerly 3 individual units that have been interconnected. Part single storey brick built unit with good floor to ceiling height and a pitched open raised roof with a mezzanine. The main building is also a brick built factory/warehouse arranged on ground and first floors. The building benefits from 12 car parking spaces and 2 roller shutter loading doors.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

Ground Floor	8,953 Sq. Ft (831 Sq. M)
First Floor	8,744 Sq. Ft (812 Sq. M)
TOTAL	17,697 Sq. Ft (1,644 Sq. M)



TERMS

TENURE FREEHOLD

PRICE: £2,700,000

N.B: Our Client will Also Consider Letting the Building
Terms Available Upon Request

BUSINESS RATES: R/V £68,000

EPC: D Rating

IDENTIFICATION: In accordance with Anti-Money Laundering
Regulations, two forms of identification will be
required from the successful tenant.

VIEWING: Strictly by appointment through owner's SOLE agents
as above.

CONTACT

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