

**SINGLE STOREY FACTORY/WAREHOUSE BUILDING
WITH PARKING**

FREEHOLD FOR SALE

8,000 sqft (743.21 sqm) / 12,150 sqft (1,128.76 sqm)

**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 single storey factory/warehouse building with ancillary office showroom and mezzanine floor which can be split into two self contained units. The building benefits from circa 18 allocated car parking spaces.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

3A Ground Floor (Factory warehouse)	4,150 Sq. Ft	(385.54 Sq. M)
3B Ground Floor (Factory warehouse)	7,250 Sq. Ft	(673.54 Sq. M)
Mezzanine Offices	750 Sq Ft	(69.67 Sq M)
TOTAL	12,150 Sq. Ft	(1,128.76 Sq. M)



Amenities

- 2x roller shutter loading doors
- Gas central heating in the offices
- Comfort cooling system in the offices
- Gas-fired hot air blowers in the warehouse/industrial areas
- 18 allocated car parking spaces
- 3.25 metres rising to 6.5 metres to the Apex
- Three-phase electric power

TERMS

TENURE

The buildings are held by way of two Freehold interests under title numbers HD242604 & HD242605

PRICE:

Entire Building £2,600,000

Alternatively:

Our Client will sell building 3B (8,000 sqft) on its own at a quoting price of **£1,725,000**

EPCs:

Building 3A rating of F139
Building 3B rating of E119

IDENTIFICATION:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING:

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

CONTACT

Paul Stone
paul.stone@christo.co.uk
020 7482 1203
07973 845462

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