



UNIT 3A

Brookside, Colne Way, Watford, WD24 7QJ

Two Storey Business Unit For Sale

2,940 SQ FT



Summary

Available Size	2,940 sq ft
Price	Offers in excess of £675,000
Rates Payable	£5.81 per sq ft
Rateable Value	£34,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,489.31 per annum For the Year Ending 31/03/2025
BER Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas: - Ground Floor -1,470 ft² (136.6 m²)
GIA First Floor- 1,470 ft² (136.6 m²) GIA Total- 2,940 ft² (273.12 m²) GIA

Name	sq ft	sq m	Availability
Unit - Two storey business unit	2,940	273.13	Available
Total	2,940	273.13	

Description

A two storey end-terrace business unit of steel portal frame with profiled metal clad and powder coated double glazed elevations under a metal clad roof. Amounting to 2,940 ft² the property was constructed approximately 5 years ago to an internal 'shell finish' with the ability to load directly onto the first floor from behind the loading door.

Key Features

- Close to Junction 5 of M1 Motorway
- Watford Junction Station easily accessible
- Ground floor eaves height 3.9m
- Loading door
- 3 parking spaces + loading

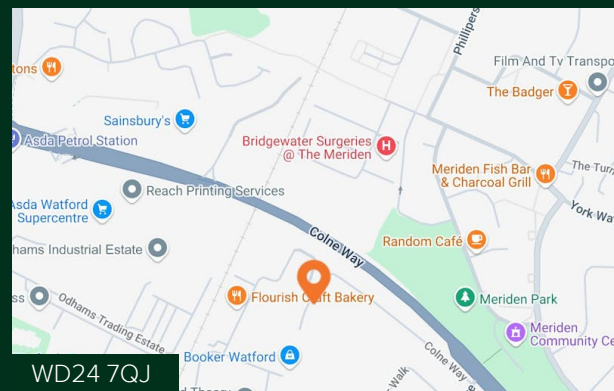
Location

Located on Colne Way a prominent location immediately adjacent to the A41 and situated midway between the M1 Motorway (Junction 5) and the Dome roundabout. The property therefore enjoys good access to the M1, the M25 at Junctions 19 / 20 and thereby to the national motorway network, Heathrow, Gatwick, Luton and Stansted Airports.

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles as is the Town Centre.

Terms

Freehold: The property is for sale freehold where offers are invited in excess of £675,000. VAT is payable.



Viewing & Further Information

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