



Unit 17 Fishers Industrial Estate

Wiggenhall Road, Watford, WD18 0FN

To be refurbished! A low energy consuming, commercial unit arranged over ground + 1st floors and with the benefit of an additional mezzanine

2,894 sq ft
(268.86 sq m)

- Will be refurbished
- This property has net zero emissions!
- 8 vehicle parking spaces on forecourt
- Well positioned commercial location
- Good natural light to both floors
- New full height roller shutter door being installed
- 24/7 access
- Out of hours security gate

Unit 17 Fishers Industrial Estate, Wiggenhall Road, Watford, WD18 0FN

Summary

Available Size	2,894 sq ft
Rent	£57,750 per annum
Rates Payable	£10,479 per annum payable
Service Charge	£1,950 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

Fishers Industrial Estate comprises 18 modern, self contained light industrial / warehouse units that were constructed in the 1980's.

Unit 17 is in a mid terrace position and will be offered lightly refurbished and has its accommodation arranged over ground, 1st and mezzanine levels.

The refurbishment will include new personnel doors, new sectional roller shutter door, LED lighting, fully redecorated with new carpet and ceiling tiles in the 1st floor office.

Location

Fishers Industrial Estate is located on Wiggenhall Road (A4178) and is approximately 3 miles from Junction 5 of the M1 motorway. Watford Town Centre is within easy walking distance.

Accommodation

The accommodation comprises the following total floor area and monthly / annual costs (rent, service charge and Business Rates). Floor by floor areas are shown in the attached floor plan.

Name	sq ft	Total month	Total year
Unit - 17 Fishers Industrial Estate	2,894	£5,848.29	£70,179.50

Terms

A new lease, directly from The Landlord and for a term to be agreed.

Inspections

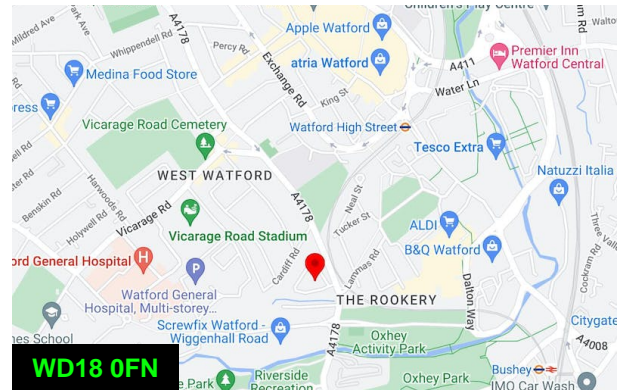
All inspections via Ashurst Real Estate, The Landlord's sole agent.

See this property's dedicated website

Visit <https://m.search-prop.com/unit-17-fishers-industrial-estate-watford> where you can find further information, images and a floor plan.

Ashurst Real Estate

If this property is not for you, visit <https://ashurstre.search-prop.com/properties> where you can see other properties that we are currently marketing.



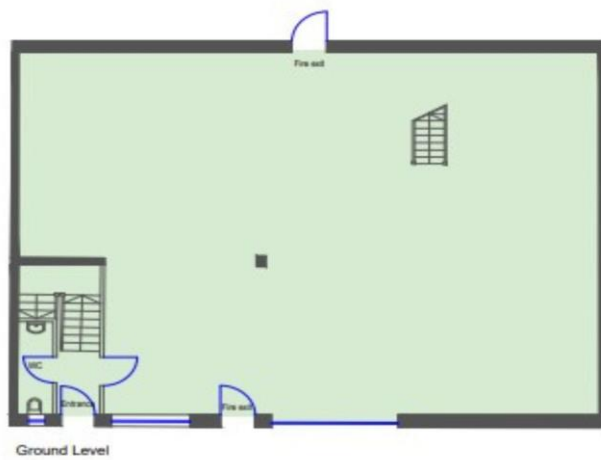
Viewing & Further Information



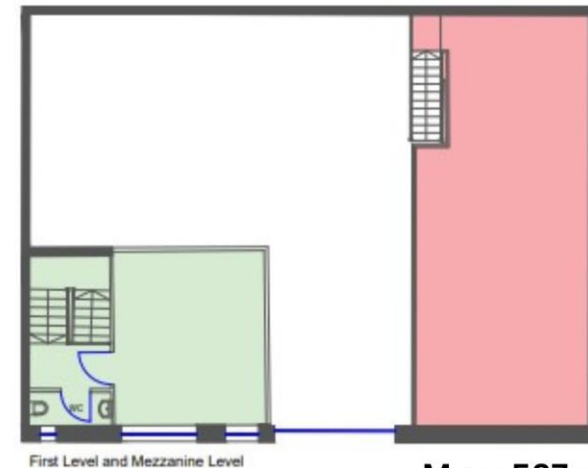
David Shapiro

07970 128599 | 020 7419 5117

ds@ashurstre.london



Ground 1,963 sq. ft.



1st 344 sq. ft.

Mezz 587 sq. ft.