

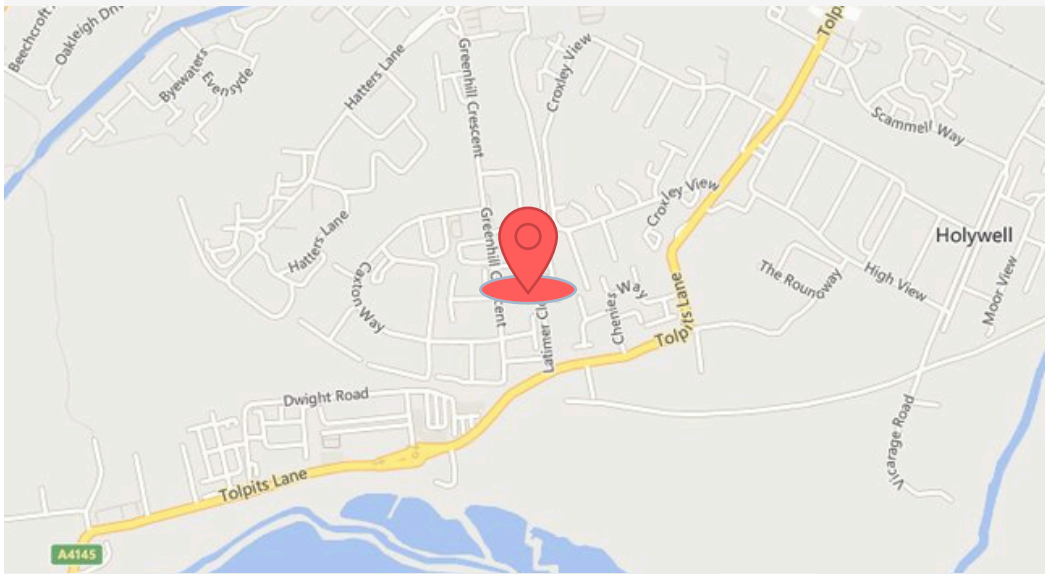
Watford Enterprise Centre |
25 Greenhill Crescent |
Watford | WD18 8XU

High Quality Warehouse | To Let
1,229 Sq.ft



Key features

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities



For viewings contact

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Description

Comprising modern single storey light industrial/storage units constructed of brick and block cavity elevations under an insulated roof.

The units mostly comprise a ground floor warehouse with ancillary office accommodation. The units benefits from allocated parking and an up and over loading door with associated loading apron.

Location

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

Tenure

The units are offered to let on full repairing and insuring leases for flexible terms by negotiation.

Rent

| | |
|----------|-----------------------------|
| Unit 20 | £28,500 per annum exclusive |
| Unit 2 | UNDER OFFER |
| Unit 5 | UNDER OFFER |
| Unit 12A | UNDER OFFER |

EPC

| | |
|----------|------------------|
| Unit 20 | EPC rating D 89 |
| Unit 2 | EPC rating D 83 |
| Unit 5 | EPC rating C 70 |
| Unit 12A | EPC rating E 115 |

Further details available upon request.

Accommodation

| | | |
|--------------|--------------------|-------------|
| Unit 20 | | |
| Ground floor | 961 Sq.ft | 89.27 Sq.m |
| Mezzanine | 268 Sq.ft | 24.89 Sq.m |
| Total | 1,229 Sq.ft | 114.16 Sq.m |
| Unit 2 | UNDER OFFER | |
| Unit 5 | UNDER OFFER | |
| Unit 12A | UNDER OFFER | |

This floor area is approximate and has been calculated on a gross internal basis.

Service charge

There is a service charge levied against the estate for communal parts and external fabric of the units.

Rates

The VOA website shows the following entries in the current Rating List:

| | |
|----------|---------|
| Unit 20 | £17,750 |
| Unit 2 | £8,300 |
| Unit 5 | £30,500 |
| Unit 12A | £15,750 |

The rates payable will be a proportion of this figure. For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.