

UNIT 8

Bermer Place, Watford, WD24 4AY



Light Industrial / Storage Unit To Let

1,280 SQ FT

Summary

Available Size	1,280 sq ft
Rent	£25,600 per annum exclusive
VAT	Applicable
Rates Payable	£5.46 per sq ft Interested parties are advised to make their own enquiries with the Rating Department of Watford Council
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Key Features

- 3 metre up & over loading door
- 3 phase power
- 2 car parking spaces
- WC (DDA compliant)

Description

A ground floor industrial / storage unit that has the benefit of 3 metre eaves, a large (3.5 X 3.0 metre high) loading door. Internally it has LED lighting, a single radiant heater, 3 phase power and a small office / store area with light storage above (85 sq ft)

Location

Located on a premier modern trading estate, Bermer Place fronts Imperial Way, which, via Colonial Way and Stephenson Way (A4008) gives access to Junction 5 of the M1 Motorway (approx. 1 mile) and thereby to Junction 19 of the M25 and national Motorway network.

Watford Junction main line Railway Station (Euston 18 minutes) is within 1.5 miles with the Town Centre just beyond.

Accommodation

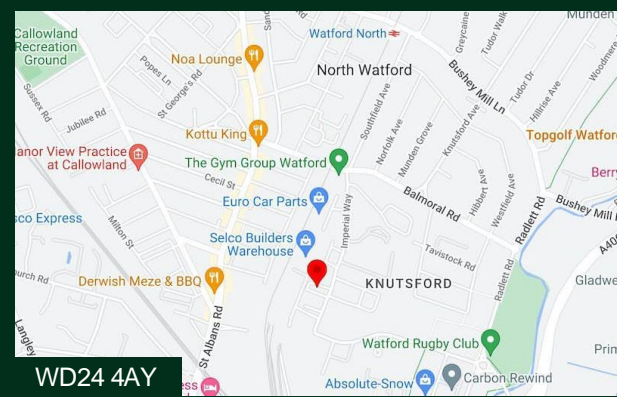
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Light industrial / storage unit	1,280	118.92
Total	1,280	118.92

Terms

Lease: The property is available on a new internal repairing and insuring lease for a term to be agreed.

Estate Service Charge: The ingoing tenant will be responsible towards a service charge to cover the cost of maintaining the common parts



Viewing & Further Information

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