

# 10 GREYCAINE ROAD

WATFORD, WD24 7GP

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FOREST  
REAL ESTATE  
INCORPORATING Smiddy & Co

# TO LET

3,000 TO 18,100 SQ FT

To Let - Flexible Storage / Wholesale Warehouse

## Key Features

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- Two Loading Doors
- Gas Heating
- Canopy Loading
- Three Phase Power
- Min. eaves 3.5m (11.6ft).
- M1 Motorway within 1.5 miles

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## Description

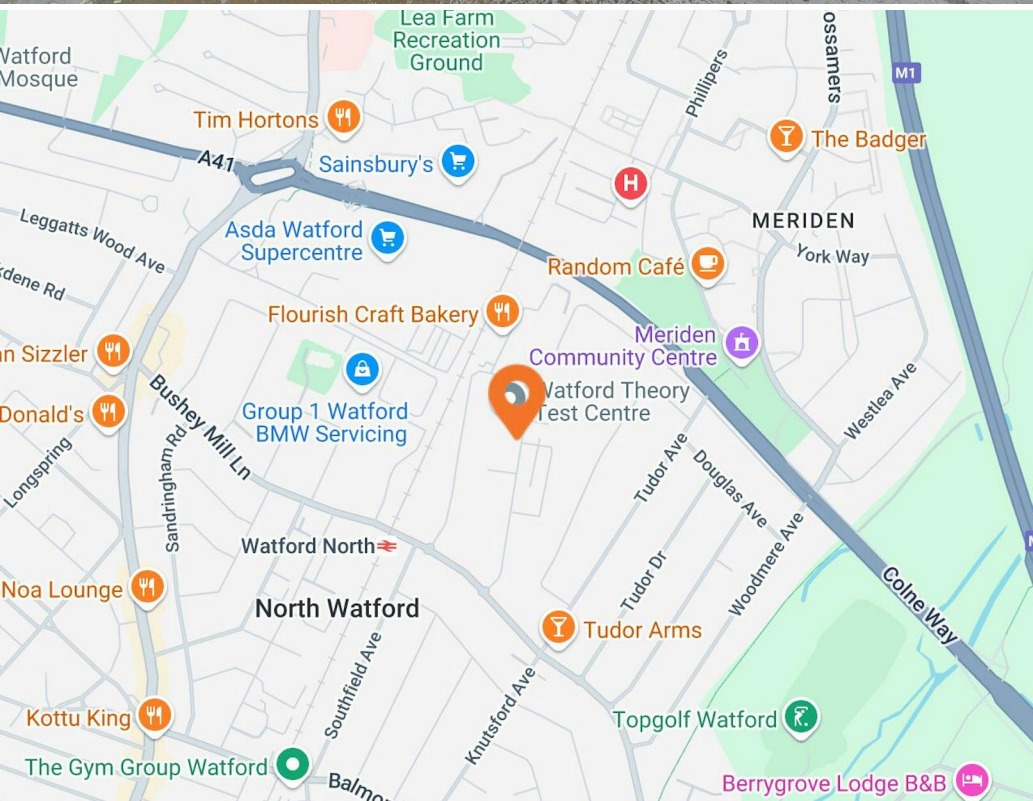
A detached wholesale warehouse / industrial building with ground floor offices, first floor storage and forecourt loading / car parking. Stoprage space from approximately 3,000 sq ft up to the whole building of 18,100 sq ft can be made available on flexible lease terms.

## Location

Situated in North Watford on the established Greycaine Trading Estate within 1.5 miles of Junction 5 of the M1 Motorway and thereby to M25 (Junctions 19, 20 and 21) with ready access to Luton, Heathrow, Stansted and Gatwick Airports.

Railway access is available at North Watford Station a short walk away. This provides a connection between Watford Junction (from there to Euston in 18 minutes) and St Albans.

Nearby occupiers include Booker Cash & Carry, KD Wholesale, Roy Nut Foods, Donya Foods, Décor Tiles, Herts Traffic Management, National Tyres and Gap Tool Hire.





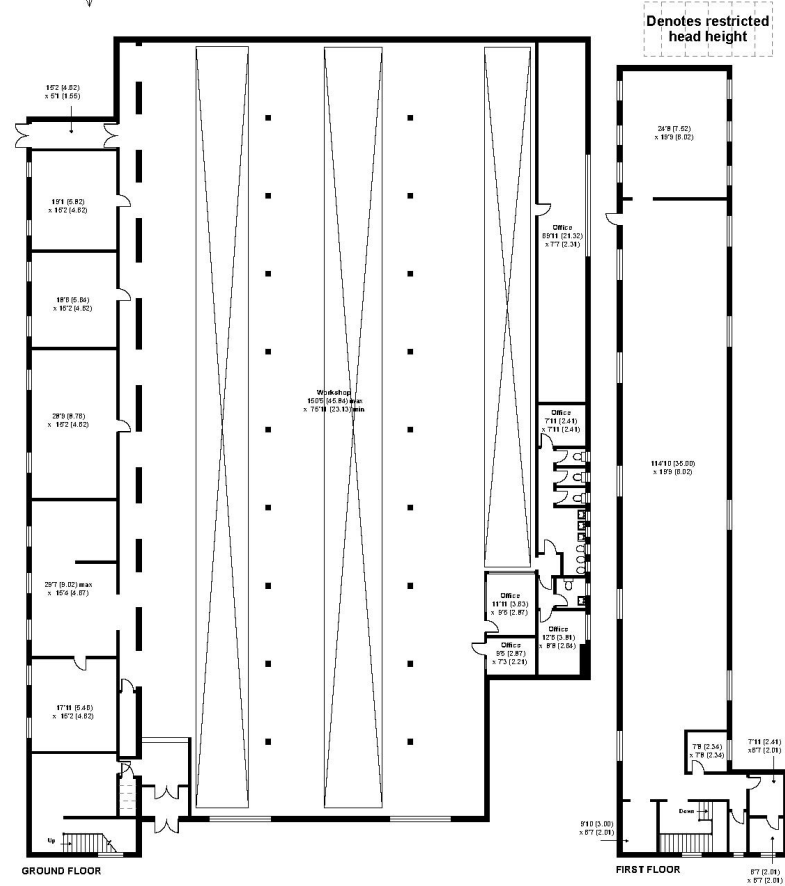
## Greycaine Road, Watford, WD24

Approximate Area = 18778 sq ft / 1744.4 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 18798 sq ft / 1746.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlschacomm 2025. Produced for Forest Real Estate Limited. REF: 1238845

# Availability

The accommodation comprises the following areas:

| Name                            | sq ft   | sq m            | Availability |
|---------------------------------|---|-----------------|--------------|
| Ground - Warehouse              | 11,413  | 1,060.30        | Available    |
| Ground - Offices                | 881   | 81.85           | Available    |
| Ground - Storage                | 1,730   | 160.72          | Available    |
| Ground - Ancillary, WC's, Lobby | 672   | 62.43           | Available    |
| 1st - Storage                   | 2,998   | 278.52          | Available    |
| Ground - Loading Canopy         | 406   | 37.72           | Available    |
| <b>Total</b>                    | <b>18,100</b>   | <b>1,681.54</b> |              |
| <b>Lease</b>                    | New Lease   |                 |              |
| <b>Rent</b>                     | £10 - £12 per sq ft Subject to size and specification |                 |              |
| <b>Rates</b>                    | £4.77 per sq ft                                       |                 |              |
| <b>Service Charge</b>           | On application  |                 |              |
| <b>VAT</b>                      | Not applicable  |                 |              |
| <b>EPC</b>                      | D (83)  |                 |              |

# Contact

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