

UNIT 1, 14 Greycaine Road, Watford, WD24 7GP

To Let – Flexible Lease Terms

Single storey industrial / warehouse

10,453 SQ FT

FOREST
REAL ESTATE
INCORPORATING **Smiddy & Co**



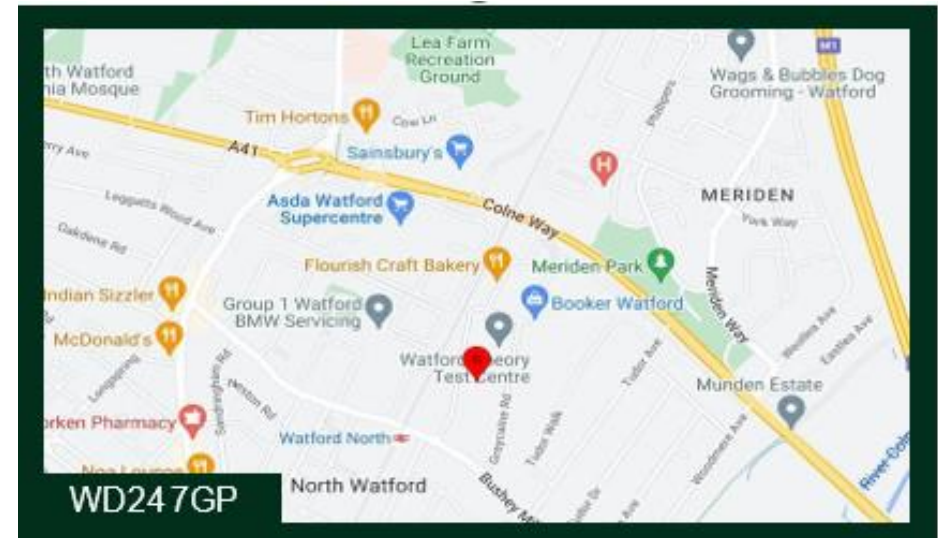
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Summary

Available Size 10,453 sq ft
 Rent £132,500 per annum exclusive
 VAT Not Applicable
 EPC Rating D (77)

Key Features

- 4.21m clear eaves
- Two Powered Loading Doors (3.16m wide X 3.25m high).
- LED lighting
- 1.5 miles of M1 Motorway (J5)
- Secure rear yard (approx. 2,000 sq ft)
- Mains Gas
- 3 Phase Power



Description

A semi detached single storey warehouse of steel frame construction arranged in two bays with brickwork to the front and concrete floor throughout. This is set beneath an insulated and profiled metal roof incorporating 10% roof lighting supported on steel trusses and lit by LED lighting.

Loading is provided by way of two new doors to the front elevation (3.12m X 3.7m high) and there is also vehicle access to the yard at the rear of the property suitable for additional storage or vehicle parking.

Location

The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted & Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Decor Tiles, Dulux and Herts Traffic Management.

Terms

Lease: Available on a flexible new short or long term lease for a term to be agreed, to be contracted on Landlord & Tenant Act.

Rent: £132,500 per annum exclusive. VAT is applicable.

Legal Costs: Each party to bear their own costs.



Viewing & Further Information

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