



UNIT 6

Paramount Industrial Estate, Watford, WD24 7XA

Refurbished first floor office / studio / workshop

2,435 SQ FT



Summary

Available Size	2,435 sq ft
Rent	No VAT
Rates Payable	£2.97 per sq ft Transitional relief may apply. Interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 278466
Rateable Value	£14,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.70 per sq ft
EPC Rating	Upon Enquiry

Key Features

- Gas & 3 Phase Power
- Kitchen
- Min. 3.17m eaves to workshop
- LED lighting
- Carpeted offices
- Double glazed

Description

Refurbished self-contained first floor office / studio / workshop with second floor loft storage amounting to a total of 2,435 sq ft (225 m²).

Location

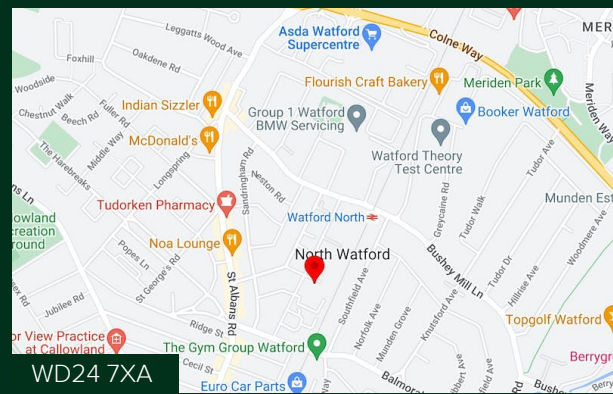
Located on the Paramount Estate in Sandown Road, North Watford, within 1½ miles of the M1 Motorway (Junction 5). The M25 (Junctions 19/20/21) are all approximately 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station is within a short walk and this connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office, Studio / workshop	2,032	188.78	Available
Ancillary - Loft storage	403	37.44	Available
Total	2,435	226.22	



Viewing & Further Information

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CONNECT WITH US

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