

**UNIT C, GREATHAM ROAD INDUSTRIAL ESTATE,  
GREATHAM ROAD,  
WATFORD, WD23 2NZ**



**TO LET - £127,500 per annum**

**Modern Warehouse**  
11,588 SQ FT (1,126M<sup>2</sup>)

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>■ 6.3 Metre Eaves Height</li><li>■ Detached Unit</li><li>■ 1 full height loading door</li></ul> | <ul style="list-style-type: none"><li>■ Excellent Parking</li><li>■ Close to junction 5 of M1</li></ul> |
|---|---|

# UNIT C, GREATHAM ROAD INDUSTRIAL ESTATE, GREATHAM ROAD, WATFORD, WD23 2NZ

**LOCATION** Greatham Road Industrial Estate is situated close to Watford Town Centre (approx. 0.5 miles). The A41 and Junction 5 of the M1 are within 2 miles accessed via the A4008.

**DESCRIPTION** A detached warehouse unit with two-storey offices to the front. There is one loading door to the side and the ability to reinstate two further loading doors to the rear.

|                      |                      |                     |                              |
|----------------------|----------------------|---------------------|------------------------------|
| <b>ACCOMMODATION</b> | Ground floor offices | 1,220 sq ft         | 113.3 m <sup>2</sup>         |
|                      | First floor offices  | 1,216 sq ft         | 113.0 m <sup>2</sup>         |
|                      | Warehouse            | 9,152 sq ft         | 850.2 m <sup>2</sup>         |
|                      | <b>Total</b>         | <b>11,588 sq ft</b> | <b>1,076.5 m<sup>2</sup></b> |

(approximate gross internal floor areas)

**TERMS** Available on a new full repairing and insuring lease for a term to be agreed.

**RENT** £127,500 per annum exclusive.

**RATES** Rateable value: £76,000  
Rates payable: £38,912 per annum (2020/21)

For further information on rates payable please contact Hertsmere Council  
Tel: 0208 207 2277.

**SERVICE CHARGE** A service charge is payable towards the costs of maintaining common areas of the estate

**VAT** VAT is payable on the rent and service charges

**EPC** The Energy Performance Asset Rating is to be assessed.

**VIEWING** Strictly by appointment via sole agents:

**PAUL FELTON**  
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The full range of our instructions is available on our website [www.stimpsons.co.uk](http://www.stimpsons.co.uk)

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