

UNIT B2

GREATHAM ROAD

WATFORD

29,006 SQ FT
WAREHOUSE, INDUSTRIAL,
LIGHT INDUSTRIAL UNIT TO LET

GREATHAM ROAD,
WATFORD, WD23 2NZ

29,006 SQ FT

UNIT AVAILABLE TO LET

LOCATION

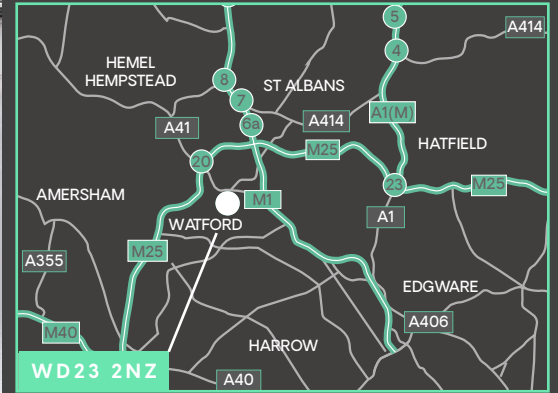
Greatham Road Industrial Estate is situated close to Watford town centre (approximately 0.5 miles) off Water Lane / Bushey Hall Road. Junction 5 of the M1/A41 is within 2 miles accessed via the A4008. Watford High Street overground station is just a 13 minute walk away.

DESCRIPTION

Unit B2 is a fully refurbished unit of steel portal frame construction. The property has 3 level access loading doors, 2 to the front elevation and one to the attractive self-contained yard to the side of the building. Internally Unit B2 benefits from 5.9m eaves height as well as fitted offices to the ground floor. An additional area (approximately 10,000 sq ft) can be made available for approximately a further 64 cars

ACCOMMODATION

AREA	SQ FT	SQ M
Offices	1,587	147.5
Warehouse	26,544	2,466
Mezzanine	875	81.3
TOTAL GIA	29,006	2,694.8



SERVICE CHARGE

Payable for maintenance of common areas of the estate.

VIEWINGS

Strictly by appointment via sole agents.

TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed.

VAT

VAT will be charged on the rent and service charge.



**EXCELLENT
PARKING**



**5.9 M EAVES
HEIGHT**



**EASY ACCESS
TO M1**



**3 LOADING
DOORS**



**6 MINUTES TO WATFORD
OVERGROUND STATION**



**FULLY
REFURBISHED**



**SECURE
SIDE YARD**

**VIEWINGS -
BY APPOINTMENT
WITH JOINT SOLE
AGENTS**

**MONTAGU
EVANS**

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