



UNIT 1

14 Greycaine Road, Watford, WD24 7GP

Single storey industrial / warehouse

10,453 SQ FT



Summary

Available Size	10,453 sq ft
Rent	£140,000 per annum
Business Rates	Interested parties are advised to make their own enquiries with the Rating Department of Watford Council: - T: 01923 278187 E: nndr@watford.gov.uk
VAT	Applicable
EPC Rating	D (77)

Key Features

- 4.21m clear eaves
- Two loading doors (3.16m wide X 3.25m high).
- LED lighting
- 1.5 miles of M1 Motorway (J5)
- Rear yard (approx. 2,000 sq ft)
- Mains Gas

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 doors (to be replaced with new power roller 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 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.

Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m	Availability
Unit - Single storey warehouse / industrial unit	10,453	971.12	Available
Total	10,453	971.12	

Terms

Lease: Available on a new lease for a term to be agreed, to be contracted outside the Landlord & Tenant Act.

Rent: £140,000 per annum exclusive. VAT is applicable.



Viewing & Further Information

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CONNECT WITH US

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