

UNIT 11

PARAMOUNT INDUSTRIAL ESTATE, WATFORD, WD24 7XA

FOREST
REAL ESTATE

FOR SALE

4,326 SQ FT

For Sale or To Let - Lower Ground Floor Industrial / Storage Premises

Key Features

- 2 ton goods lift loading
- On site Caretaker
- 3 Phase Power available
- Up to 4.2 metre clear height
- 1 on site car parking space

Unit 11, Paramount Industrial Estate
Watford, WD24 7XA





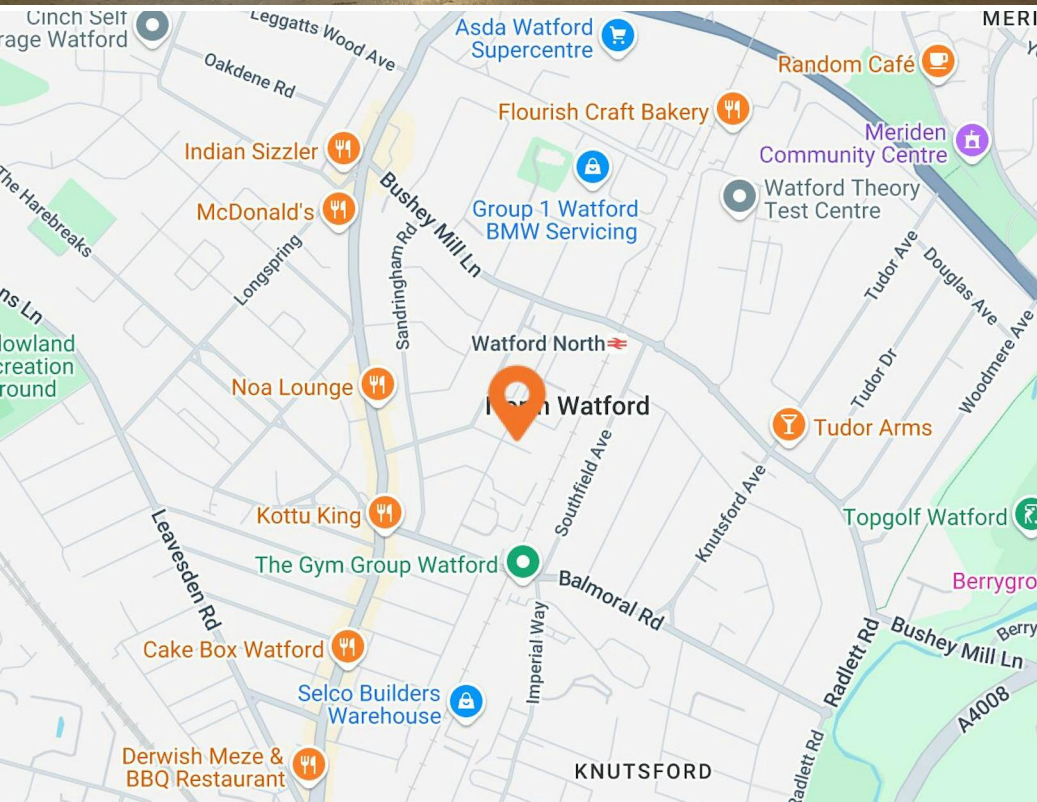
Description

Situated at lower ground floor level totalling 4,326 sq ft (GIA) with goods loading via an 8ft wide X 10ft long 2 ton goods lift.

Location

The Paramount Industrial Estate is located on Sandown Road, North Watford, within 1½ miles of the M1 Motorway (J5). The M25 (J's 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 within a short walk connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north plus a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	4,326	401.90
Price	£250,000	
Rates	£10,800 per annum This is an estimate provided from the VOA for April 2026 - April 2027.	
Service Charge	£6,000 per annum Comprising Building Insurance, Caretaker services, mainteanace & repair of common parts & Lift, Fire alarm maintenance, common parts electric.	
VAT	Not applicable	
EPC	D (91)	

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 11, Paramount Industrial Estate
Watford, WD24 7XA

F O R E S T
REAL ESTATE