

UNIT 6

GARNETT CLOSE, WATFORD, WD24 7GN

FOREST
REAL ESTATE

TO LET

3,550 SQ FT

To Let - Single Storey Business unit close to M1 (junction 5) with good forecourt loading / parking

Key Features

- Good Loading & Car Parking
- Gas central heating
- Eaves up to 4 Metres
- Male & Female WC's
- 3.5m wide X 3m high Loading Door
- Three phase power
- Offices and showroom
- Staff kitchen

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Description

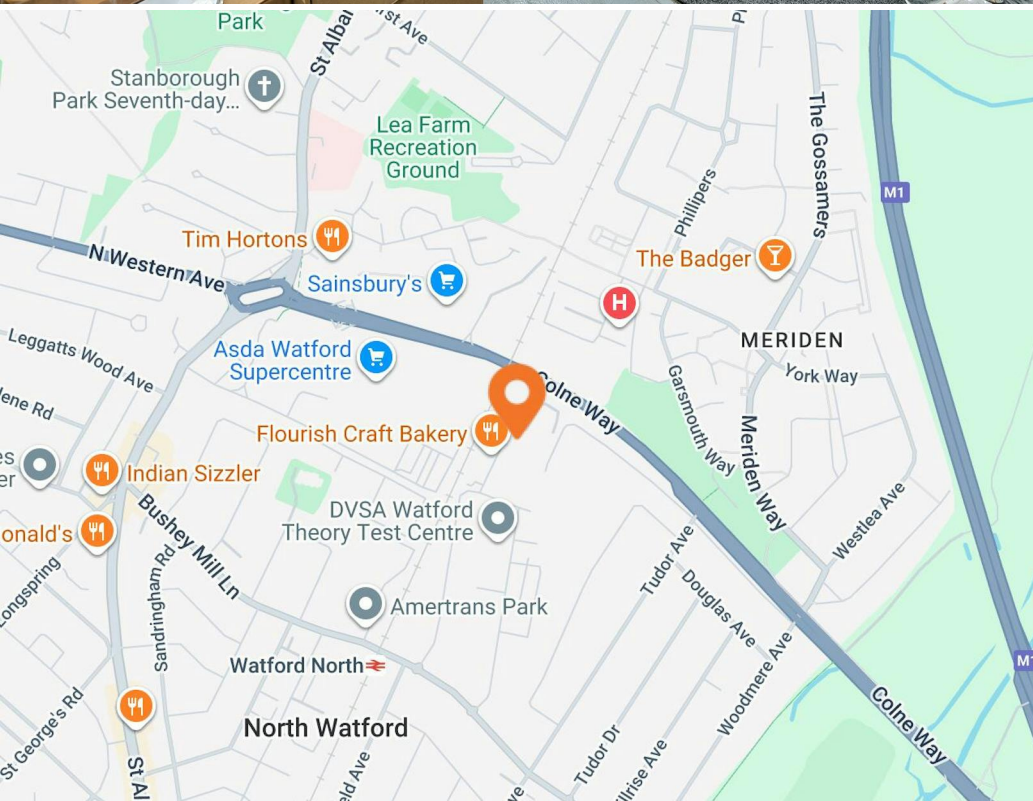
A mid-terrace single storey business unit amounting to 3,550 ft² (330 m²) GIA of north lit roof design. Internally, the property has been fitted out to provide office and showroom, storage and ancillary workshop and can easily be adapted for other uses such as Trade Counter / Showroom / Warehouse.

Location

Located in North Watford on the established Greycaine commercial estate, there is easy access to both the M1 (J5) under 1½ miles distance and the M25 (J's 19 & 20) approx. 2 miles.

Nearby North Watford Station provides a connection between Watford Junction (access to Euston in under 20 minutes, the North of England and Gatwick Airport) and St Albans.

Occupiers on the estate include Booker Cash & Carry, KD Wholesale, Gap Tool Hire, Décor Tiles, Trail Parts and National Tyres.



Availability

Lease	New Lease
Rent	£70,000 per annum
Rates	£17,340.25 per annum
Service Charge	N/A
VAT	Not applicable
EPC	E

Contact

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