



TO LET

14,769 Sq Ft

- 9m metre eaves height
- Well-established estate
- Automatic Gates
- CCTV across the estate
- Three Phase Power
- 6,000 sq ft yard

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT A1, VALE INDUSTRIAL ESTATE, TOLPITS LANE, WATFORD, HERTFORDSHIRE, WD18 9QP

The property comprises an industrial / warehouse unit with ground and first floor offices and a large secure yard area of 32,000 sq ft!

The unit benefits from 9 level access doors and a clear internal height of 5.7m, rising to 9.36m at the apex.

Vale Industrial Estate is a private estate with security gates which are shut outside normal working hours.

24 hour access is provided to occupying tenants.

Full Comprehensive Refurb set to be undertaken Photo 2 is what it could look like with mezz**

Vale Industrial Estate is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres.

Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

Croxley Station is located less than a mile from the property and provides Metropolitan line access into Central London.

Location

Vale Industrial Estate, Watford, WD18 9QP

Legal Costs

Each party will bear there own Legal Costs

VAT

Property is subject to VAT

Planning Information

Use Classes E (G) / B2/ B8

Services

CCTV, 24 hour access, 6m eaves height, 32,000 sq ft of yard space

Service Charge

£12,570 per annum

Additional Information

Rent

£25,000 Per Month

EPC

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Viewing

Viewings made strictly between Petchey Holdings and our joint agent Stimpsons

Will Morris

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