



www.stimpsons.co.uk

01923 252188

## UNITS B1 AND B2 GREATHAM ROAD INDUSTRIAL ESTATE GREATHAM ROAD, WATFORD, WD23 2NZ



## TO LET Unit B1 - £285,500 per annum Unit B2 - £323,000 per annum

**Modern Warehouse Units** 

28,550 – 57,910 SQ FT (2,652 – 5,380 M<sup>2</sup>)

5.9m eaves height

- 5 loading doors
- Excellent parking

Easy access to M1 Additional yard/parking available



## UNITS B1 AND B2, GREATHAM ROAD INDUSTRIAL ESTATE GREATHAM ROAD, WATFORD, WD23 2NZ

LOCATION	Greatham Road Industrial Estate is situated close to Watford town centre (approx. 0.5 miles) off Water Lane/Bushey Hall Road. Junction 5 of the M1/A41 is within 2 miles accessed via the A4008.
DESCRIPTION	Two connected modern warehouse units which are available individually or combined.
	Unit B2 benefits from a self-contained yard to the side.
	An additional area (approximately 10,000 sq ft (92m <sup>2</sup> )can be made available for approximately 64 cars or open storage.
ACCOMMODATION	Unit B1
	Ground Floor Office 888 sq ft 82.49 m <sup>2</sup>
	Warehouse         27,662 sq ft         2,569.80 m <sup>2</sup> Total         28,550 sq ft         2,652.29 m <sup>2</sup>
	Total 28,550 sq ft 2,652.29 m <sup>2</sup>
	Unit B2
	Ground Floor Office 705 sq ft 65.51 m <sup>2</sup>
	Warehouse $28,655 \text{ sq ft}$ $2,662.12 \text{ m}^2$ Tatal         20,260 sq ft $2,727,62 \text{ m}^2$
	Total 29,360 sq ft 2,727.63 m <sup>2</sup>
	(approximate gross internal areas)
TERMS	Individual units or the whole property are available on a new full repairing and insuring lease, for a term to be agreed, from December 2019
RENT	Unit B1 £285,500 per annum exclusive Unit B2 £323,000 per annum exclusive
RATES	Rateable value: £292,500 Rates payable: £144,202.50 per annum (2018/19)
	For further information on rates payable please contact Hertsmere Council.
SERVICE CHARGE	Payable for maintenance of common areas of the estate.
VAT	VAT will be charged on the rent and service charge.
EPC	The Energy Performance Asset Rating is E105. A copy of the full Energy Performance Certificate is available upon request.
VIEWING	Strictly by appointment via sole agents:
	PAUL FELTONSTIMPSONS01923 60402430 The Avenuepmf@stimpsons.co.ukWatfordWD17 4AE

The full range of our instructions is available on our website www.stimpsons.co.uk

August 18

DISCLAIMER Stimpsons Consultant Surveyors Limited for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Stimpsons Consultant Surveyors Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices/rents are quoted exclusive of any VAT which may be payable.