

**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>)

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|---|---|
| <ul style="list-style-type: none"><li>■ 5.9m eaves height</li><li>■ 5 loading doors</li><li>■ Excellent parking</li></ul> | <ul style="list-style-type: none"><li>■ Easy access to M1</li><li>■ Additional yard/parking available</li></ul> |
|---|---|

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**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.

<b>ACCOMMODATION</b>	<b>Unit B1</b>		
	Ground Floor Office	888 sq ft	82.49 m <sup>2</sup>
	Warehouse	<u>27,662 sq ft</u>	<u>2,569.80 m<sup>2</sup></u>
	Total	28,550 sq ft	2,652.29 m <sup>2</sup>
	<b>Unit B2</b>		
	Ground Floor Office	705 sq ft	65.51 m <sup>2</sup>
	Warehouse	<u>28,655 sq ft</u>	<u>2,662.12 m<sup>2</sup></u>
	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 FELTON**  
**01923 604024**  
**pmf@stimpsons.co.uk**

**STIMPSONS**  
**30 The Avenue**  
**Watford**  
**WD17 4AE**