

**31 GREENHILL CRESCENT, WATFORD BUSINESS PARK
WATFORD, WD18 8YB**



TO LET - £165,456 per annum

Modern Detached Warehouse Unit
13,788 SQ FT (1,281M²)

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|---|---|
| <ul style="list-style-type: none"> ■ 7.0m eaves ■ 2 electric loading doors ■ Self-contained rear yard ■ 35 parking spaces | <ul style="list-style-type: none"> ■ 2-storey offices (to front) ■ Comfort cooling to offices ■ Heating to warehouse ■ New roof in 2012 |
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LOCATION

The property is located on Watford Business Park, which is a well established estate situated approximately 2 miles south west of Watford.

The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

Watford Junction Station offers a direct service to London Euston (from 14 minutes), Birmingham and Gatwick Airport. Watford Metropolitan Station provides underground services to Central London. A bus service (W30), connects the Business Park to both stations.

DESCRIPTION

31 Greenhill Crescent is a modern detached warehouse unit constructed of portal frame construction with 2-storey offices to the front. Loading is to the rear via a self-contained yard area.

ACCOMMODATION

Ground floor warehouse	9,586 sq ft	890.5 m ²
Ground floor offices	2,252 sq ft	209.2 m ²
First floor offices:	<u>1,950 sq ft</u>	<u>181.2 m²</u>
Total Floor Area:	13,788 sq ft	1,280.9 m ²

(approximate gross internal areas)

LEASE

The property is held on a full repairing and insuring lease expiring in December 2020 at a rent of £165,456 per annum. The lease is protected by the security of tenure provisions of the Landlord and Tenant Acts. A new longer lease may be available from the Landlord.

RATES

Rateable value: £89,500
Rates payable: £44,123.50 per annum (2018/19)

For further information on rates payable please contact Watford Borough Council on 01923 278021

SERVICE CHARGE

A service charge is payable towards the maintenance of common areas of the estate.

VAT

The property is VAT registered.

EPC

The Energy Performance Asset Rating is D99. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

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

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