

**UNIT 7A VALE INDUSTRIAL PARK
TOLPITS LANE, WATFORD, WD18 9QP**



TO LET - £36,500 per annum

Warehouse/Light Industrial Unit
2798 SQ FT (256 M²)

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| <ul style="list-style-type: none"> ■ 7 car parking spaces ■ Minimum eaves height 5.3m ■ Electric loading door ■ WC facilities | <ul style="list-style-type: none"> ■ 3 phase power ■ CCTV estate monitoring ■ Security gate access outside normal working hour |
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Please note motor related uses will not be permitted.

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LOCATION	Vale Industrial Park is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres. Access to the M25 is provided at both Junctions 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.
DESCRIPTION	Vale Industrial Park is a private estate with security gates which are shut outside normal working hours. 24 hour access is provided to occupying tenants. The property comprises a single storey light industrial/warehouse unit
ACCOMMODATION	Total Ground Floor - 2,798 sq ft (256 m²) (Gross Internal Area)
TERMS	The unit is available on a new lease for a term to be agreed.
RENT	£36,500 per annum exclusive
RATES	Rateable value: £27,250 Rates payable: £13,080 per annum (2018/19) For further information on rates payable please contact Three Rivers District Council. Tel: 01923 776611
SERVICE CHARGE	There is a service charge of £786 per annum relating to the maintenance of the estate roads and security.
VAT	The property is VAT Registered and therefore VAT will be charged on the rent and service charge.
EPC	The Energy Performance Asset Rating is D82. A copy of the full Energy Performance Certificate is available upon request.
VIEWING	Strictly by appointment via sole agents: PHILIP COOK 01923 252188 pbcc@stimpsons.co.uk STIMPSONS 30 The Avenue Watford WD17 4AE

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

April 18

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