

**UNIT S, PENFOLD TRADING ESTATE
IMPERIAL WAY, WATFORD, WD24 4YY**



TO LET - £38,000 per annum

Warehouse with Office
2,384 SQ FT (221.5 M²)

- Within 1.5 miles of Junction 5 of the M1
- Small office area (316 sq ft)
- Loading door with electric shutter

- 3 parking spaces
- Male and female WCs

UNIT S, PENFOLD TRADING ESTATE IMPERIAL WAY, WATFORD, WD24 4YY

LOCATION

Penfold Trading Estate is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

DESCRIPTION

A ground floor industrial/warehouse unit with an office area to the front.

ACCOMMODATION

Industrial warehouse	2,068 sq ft	192.1m ²
Offices	316 sq ft	29.4 m ²
Total	2,363 sq ft	221.5m²

(approximate gross internal area)

TERMS

Available on a new effective full repairing and insuring lease for a term to be agreed.

RENT

£38,000 per annum

RATES

Rateable value: £22,250
Rates payable: £10,680 per annum (2018/19)

For further information on rates payable please contact Watford Council on 01923 278466.

SERVICE CHARGE

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, skips, waste removal and maintenance of the common areas of the estate.

VAT

The property is VAT Registered. VAT will be charged on the rent and service charge.

EPC

The Energy Performance Asset Rating is D78. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint sole agents:

Perry Holt & Co
01923 239080
office@perryholt.co.uk

PHILIP COOK
01923 604026
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The full range of our instructions is available on our website www.stimpsons.co.uk

February 19

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