

**OFFICE 1, UNIT R1 PENFOLD TRADING ESTATE  
IMPERIAL WAY, WATFORD**



**TO LET - £3,600 per annum**

**First Floor Office**  
130 SQ FT (12 M<sup>2</sup>)

- Within 1.5 miles of Junction 5 of M1
- 1 parking space

- Male and female WCs
- Shared kitchen

# OFFICE 1, UNIT R1 PENFOLD TRADING ESTATE IMPERIAL WAY, WATFORD

|               |                                                                                                                                                                                                                                                           |                                                                    |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 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.                                                                                      |                                                                    |
| DESCRIPTION   | A room with a first floor office suite comprising 5 separate rooms                                                                                                                                                                                        |                                                                    |
| ACCOMMODATION | Office                                                                                                                                                                                                                                                    | 130 sq ft 12.1m <sup>2</sup><br><br>(approximate IPMS3 floor area) |
| TERMS         | Available on a new internal repairing lease for a term expiring on 28 February 2021.                                                                                                                                                                      |                                                                    |
| RENT          | £3,600 per annum inclusive of service charges and buildings insurance                                                                                                                                                                                     |                                                                    |
| RATES         | Rateable value: £1,350<br>Rates payable: £ 648 per annum (2018/19)<br><br>If small business rates relief applies then no rates will currently be payable.<br><br>For further information on rates payable please contact Watford Council on 01923 278466. |                                                                    |
| UTILITIES     | The landlord recharges the cost of utilities to the office suite.                                                                                                                                                                                         |                                                                    |
| VAT           | The property is VAT Registered and therefore VAT will be charged on the rent and utilities.                                                                                                                                                               |                                                                    |
| EPC           | The Energy Performance Asset Rating is D80. A copy of the full Energy Performance Certificate is available upon request.                                                                                                                                  |                                                                    |
| VIEWING       | Strictly by appointment via joint agents:<br><br>Perry Holt & Co<br>01923 239080<br>office@perryholt.co.uk<br><br>PHILIP COOK<br>01923 604026<br>pbc@stimpsons.co.uk                                                                                      |                                                                    |

The full range of our instructions is available on our website

**[www.stimpsons.co.uk](http://www.stimpsons.co.uk)**

February 19