

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



TO LET - £41,335 per annum. Short lease available.

Warehouse with Office
5,879 SQ FT (546 M²)

- | | |
|--|-----------------------|
| ■ Within 1.5 miles of Junction 5 of the M1 | ■ 3 parking spaces |
| ■ Loading door | ■ Male and female WCs |
| ■ Two-storey office totalling 1,181 sq ft (110m ²) | ■ CAT 5 cabling |

UNIT L, 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 2-storey offices to the front.

ACCOMMODATION

Warehouse	4,698 sq ft	436.5 m ²
Ground floor offices	592 sq ft	55.0 m ²
First floor office	589 sq ft	54.7 m ²
Total	5,879 sq ft	546.2 m²

(approximate gross internal areas)

TERMS

The property is held on a full repairing and insuring lease (by way of a service charge) for a term expiring in January 2021. The lease is protected by the security of tenure provisions of the Landlord and Tenant Acts.

RENT

£41,335 per annum (only £7 per sq ft)

RATES

Rateable value: £47,000
Rates payable: £22,560 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, 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 D92. 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
pbc@stimpsons.co.uk

PAUL FELTON
01923 604024
pmf@stimpsons.co.uk

The full range of our instructions is available on our website

www.stimpsons.co.uk

February 19

DISCLAIMER Stimpsons Consultant Surveyors Limited for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Stimpsons Consultant Surveyors Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices/rents are quoted exclusive of any VAT which may be payable.