

**UNIT B2 VALE INDUSTRIAL PARK
TOLPITS LANE, WATFORD, WD18 9QP**



TO LET - £28,000 per annum

Light Industrial Unit
2,045 SQ FT (190 M²)

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| <ul style="list-style-type: none">■ 7 car parking spaces■ Loading door■ 3 phase power■ CCTV estate monitoring | <ul style="list-style-type: none">■ Security gate access outside normal working hours■ Male and female WC facilities |
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TOLPITS LANE, WATFORD, WD18 9QP

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

Ground Floor Warehouse 2,045 sq ft (190 m²)

(gross internal area)

TERMS

The unit is available on a new lease for a term to be agreed.

RENT

£28,000 per annum exclusive.

RATES

Rateable value: £22,000

Rates payable: £10,500 per annum (2018/19)

For further information on rates payable please contact Three Rivers District Council Tel: 01923 776611.

Information provided by the VOA website (www.voa.gov.uk)

SERVICE CHARGE

There is a service charge of £715.56 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 to be assessed.

VIEWING

Strictly by appointment via sole agents:

PHILIP COOK
01923 252188
pbc@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

February 19

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