

The Depot

Leavesden Road

Watford WD24 5DY



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5 x NEW OFFICE / RETAIL / D2 LEISURE UNITS
Close to Watford Junction Railway Station
721 sq ft - 4,395 sq.ft

- Newly completed development
- Suitable for office / retail / D2 leisure use
- Approx 500 metres from Watford Junction Station
- Secure allocated parking
- 0.8 of a mile from town centre shops
- 1.6 miles to M1 (J5)

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For Sale



The Depot

Leavesden Road
Watford
Hertfordshire
WD24 5DY

Description

A brand new development of five self-contained properties, which benefit from flexible planning consent and would be suitable for use as offices, retail, or D2 leisure such as a gym. The units are to be sold in shell condition, allowing the occupier to tailor fit the premises to suit. All units have their own front door and each unit is allocated with two parking spaces.

Location

The premises are prominently positioned fronting on to Leavesden Road, close to its junction with St Albans Road. Watford Junction station is within 500 metres of the building and the M1 (J5) and M25 (J19) are both within approximately 1.6 miles.

Watford Junction station provides a regular service to London (Euston) in a fastest time of 14 minutes.





Floor Area

The approximate internal floor areas are as follows:

Block 1		
Unit 1	721 sq ft	(67 sq m)
Unit 2	1,080 sq ft	(100 sq m)
Total	1,801 sq ft	(167 sq m)

Block 2		
Unit 3	753 sq ft	(70 sq m)
Unit 4	732 sq ft	(68 sq m)
Unit 5	1,109 sq ft	(103 sq m)
Total	2,594 sq ft	(241 sq m)

The units can be sold individually or combined to create larger premises of up to 4,395 sq.ft (408 sq m)

Price

On application. All prices will be subject to VAT.

Terms

The premises are available to purchase by way of a new 999 year lease, which will be subject to a peppercorn ground rent.

Business Rates

To be assessed

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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Viewings

Strictly by appointment via the Sole Agents.

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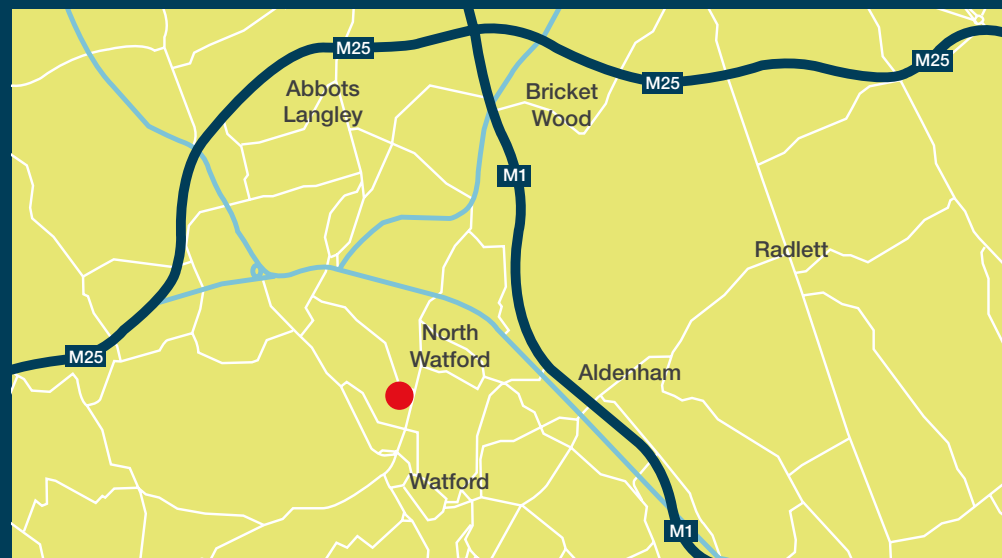
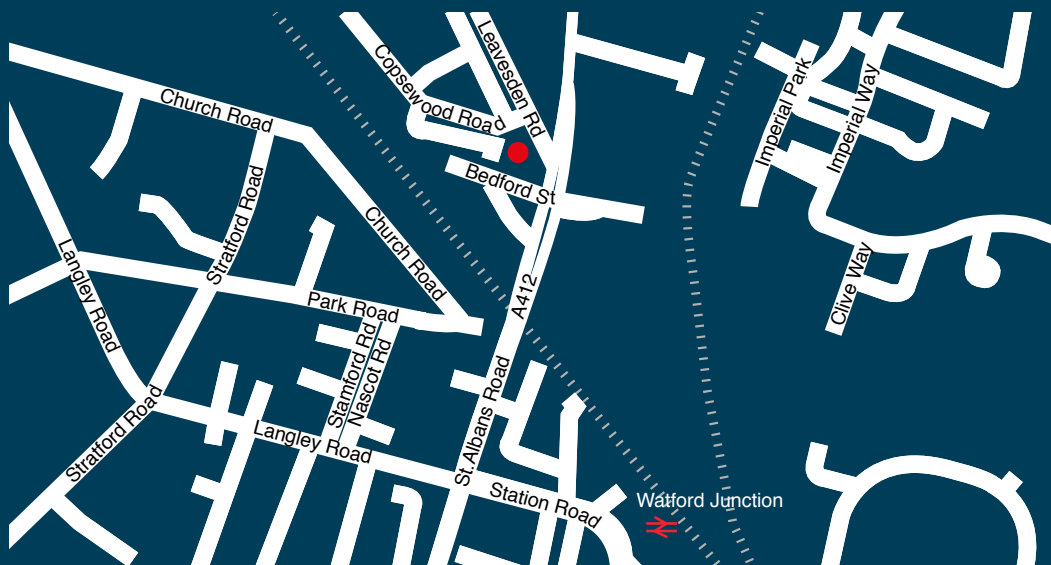


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EPC

Band B 26-50

All ratings fall within Band B
Individual EPC certificates available on request



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