

Property Particulars



Commercial Property Consultants

6,248 SQ FT VERY SECURE STORAGE UNIT

TO LET – SHORT TERM

Rear of Unit 1C, Colne Valley Retail Park, Lower High Street, Watford, WD17 2JZ



LOCATION

The Park is situated approximately 0.5 miles southeast of Watford Town Centre and is accessed via Waterfields Way, which provides access from the Town Centre to nearby Bushey via the A411 London Road and to the suburban areas to the south including Northwood, Pinner, and Harrow by the A4008 and A4125. The A411 also connects with the A4008 Stephenson Way Link Road provides direct access to the A41 and Junction 5 of the M1.

DESCRIPTION

The premises comprise an end terraced steel portal frame unit with part brick, part steel profiled cladding facades incorporating steel profiled roofs and a roller shutter door. The unit is accessed via a shared yard area.

Approximate gross internal floor area 6,248 sq ft (580 sq m).

LEASE TERM

The unit is available on a new lease for a term to be agreed with 3-6 months mutual notice at any time.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080



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RENT

£68,500 per annum exclusive.

RATES

Rateable Value: £46,250

Rates payable 2019/2020: £22,708.75

SERVICE CHARGE

We understand the current service charge payable is approximately £1.30 per sq ft per annum.

VAT

We understand that VAT will be payable on the rent.

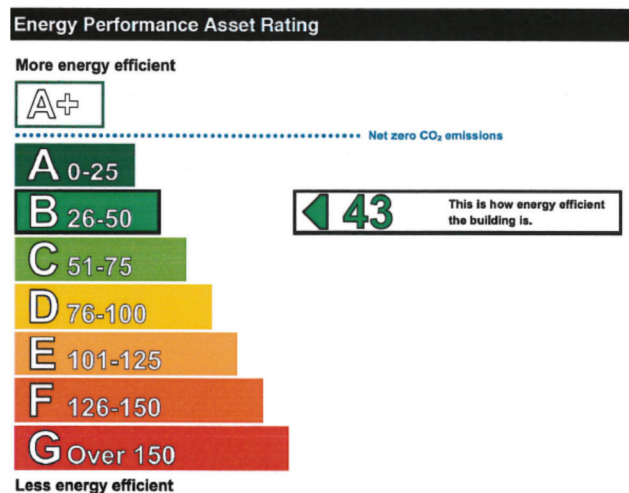
LEGAL COSTS

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

VIEWING

Strictly by appointment please with sole agents:-

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



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