

Industrial Unit
North Watford
Approx. 2,155 sq ft (200.20 sq m)

**AITCHISON
RAFFETY**



9 Colne Way Court, Colne Way, Watford. WD24 7NE

FOR SALE / MAY LET

- Single storey industrial unit
- Freehold
- 8 parking spaces
- 4.6m eaves
- 1 mile from M1 (J5)
- 200 metres from A41



INVESTORS IN PEOPLE



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9 Colne Way Court
Colne Way
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Description

The property comprises a modern single storey industrial unit, which incorporates an office / reception area. The warehouse is accessed via a full height loading door and benefits from a 4.7m eaves height, three phase power and gas radiant heaters. The offices are predominantly open plan with a single meeting room. There are separate male and female WCs and a kitchen.

Location

The building forms part of an industrial estate situated just off of the A41 in north Watford. The estate enjoys excellent communications.

A41	200 metres
M1 (J5)	1 mile
M25 (j21)	3.8 miles
M25 (j20)	4 miles
Central London	17 miles

Floor Area

The unit provides the following approximate gross internal floor areas.

GF offices	757 sq ft
GF Store	<u>1,398 sq ft</u>
Total	2,155 sq ft

Price / Rent

On request

Tenure

The building is available to purchase on a freehold basis. Alternatively a letting may be considered for a minimum term of five years, subject to FRI terms and exclusion from the Security of Tenure Provisions of the L&T Act 1954.

Business Rates

Rateable Value £25,750

Rates payable £12,000 (2017 / 2018)

Energy Performance Rating

Awaiting report

VAT

We understand that the premises are not elected for VAT.

Legal Costs

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

Viewings

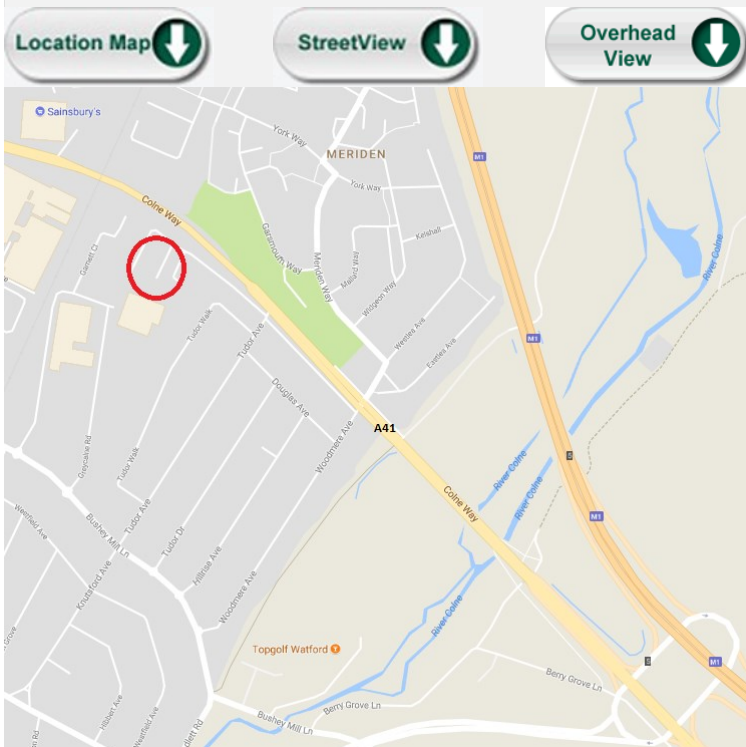
Strictly by appointment via the Sole agents.

Aitchison Raffety

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