

WAREHOUSE / FACTORY TO LET (MAY SELL)

10,385 sq ft | (964.79 sq m)

**brasier
freeth.**

CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire - WD17 1HZ

01923 210810

www.brasierfreeth.com



UNIT 1b, 6 GREYCAINE ROAD, WATFORD WD24 7GP

KEY FEATURES

- Ground level loading door
- Minimum eaves height of 4.8 metres
- Fully fitted air-conditioned offices
- 24 hour access
- 8 car parking spaces

ACCOMMODATION

	sq ft	sq m
<u>Warehouse</u>	<u>6,930</u>	<u>643.79</u>
<u>Mezzanine storage</u>	<u>2,082</u>	<u>193.40</u>
<u>Office</u>	<u>1,374</u>	<u>127.60</u>
<u>Total</u>	<u>10,386</u>	<u>964.79</u>

The above floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property comprises a factory/warehouse of block construction, with elevations of profiled insulated cladding above block work. The warehouse benefits from solid concrete floors, strip lighting and warm air heaters. The mezzanine provides useful additional storage space.

The unit also incorporates fully fitted, air conditioned offices.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The property is situated on Greycaine Road, an established and popular commercial location approximately 1 mile from Junction 5 of the M1 and 0.4 miles from the A41.

Watford is well located for the national road network with good access to the M25 (J19 and J20) and to the M1 (J5 and J6).

Rail communications are available at Watford North Station which links to Watford Junction Station (fastest journey time to London Euston 15 minutes). Both stations are close to the property, being 0.2 miles and 1.3 miles respectively.

TENURE

The property is offered on a new lease on terms to be agreed. Alternatively our client may consider a sale of the freehold.

RENT

£90,000 per annum exclusive.

Price on application.

RATES

According to the Valuation Office website (www.voa.gov.uk) the property has a rateable value of £48,250.

Interested parties should confirm the annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council- 01923 278187)

EPC RATING

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- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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