

## **To Let or For Sale- Industrial / Warehouse unit**

**(B1, B2 & B8 planning use)**

**Approx. 10,386 Ft<sup>2</sup> (964.8 M<sup>2</sup>) GIA**

**Unit 1b, 6 Greycaine Road, Watford. WD24 7GP**



### **\* Close to J5 of M1 Motorway \***

- Comfort Cooled Offices
- 3m Loading Door
- 4.8m clear eaves
- 3 Phase Power
- Car Parking
- Gas

**[www.smiddyproperty.co.uk](http://www.smiddyproperty.co.uk)**

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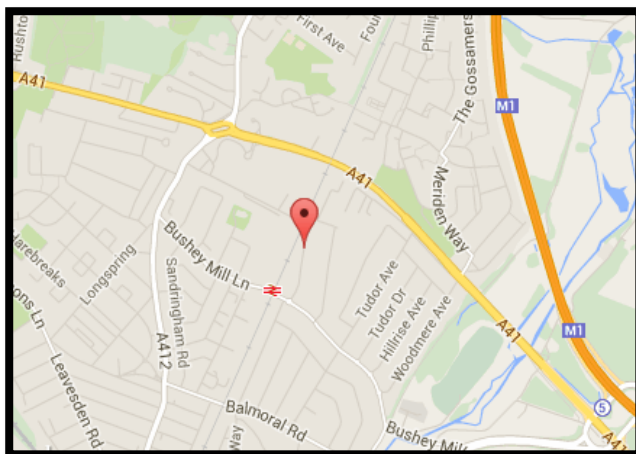
**Watford**  
**01923 911007**

## LOCATION

Situated in North Watford on Greycaine Road with good access to Junction 5 of the M1, the A41 and Junctions 19, 20 and 21 of the M25.

Railway access is available at North Watford Station located on Bushey Mill Lane. This provides a connection between Watford Junction (from there to Euston in 18 minutes) and St Albans.

Nearby occupiers include Booker Cash & Carry, Virgin Media, Décor Tiles, Bathroom Heaven and Gap Tool Hire.



## DESCRIPTION

Comprising a mid-terrace single storey industrial / storage unit of steel frame construction (minimum 4.8m clear internal height) arranged as 7,870 sq ft on the ground floor plus 2,082 sq ft at first floor level (concrete mezzanine floor suitable for storage or improving to offices).

The unit has the benefit of a 3m high powered loading door, 3 phase power, mains gas supply, fluorescent and emergency lighting, male & female WC's. There is car parking immediately in front of the unit plus 2 additional spaces in the car park opposite.

## TERMS

### EITHER

**Lease:** The premises are offered on a new lease for a term to be agreed.

**Rent:** £90,000. VAT is applicable.

**Legal Costs:** Each party to be responsible for their own legal and professional costs.

### OR

**For Sale:** Price upon application

**Business Rates:** Rateable value £48,250.

Interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 226400.

### Energy Performance Certificate

The EPC Asset Rating is D 79. A copy of the EPC is available upon request.

## VIEWING

Strictly by appointment through either of the joint sole agents:-

**Smiddy & Co**  
**01923 911007**

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**BRASIER FREETH**  
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