

# Property Particulars



Commercial Property Consultants

**Unit 2, Old Station Approach, 1 Pinner Road, Watford, WD19 4EA**

**1,157 sq ft (107.48 sq m) Affordable Car Workshop/Storage Unit - TO LET**



## Location

The premises are well located and accessed via Pinner Road in very close proximity of Bushey and Oxhey mainline Station which offers a fast service to Euston Station, London (15 minutes). The premises enjoy access to the M1 via Aldenham Road and the M25 Junction 19 and are located just outside Watford Town Centre.

## Description

The premises principally comprise of a brick built single storey workshop/storage unit with the benefit of a roller shutter and 2 car parking spaces.

## Approximate Gross Internal Area

Sq Ft	Sq M
1,157	107.48

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.

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## Amenities

Roller shutter door (9.6 ft height)  
Rear floor to ceiling height approximately 13 ft/3.96m

## Terms (monthly cost)

Licence Fee	£1,325
Service Charge	£362
<b>Total</b>	<b>£1,687</b>

Tenants to be responsible for their own business rates, electricity, contents insurance and telephone charges.

Flexible licence agreements on terms to be agreed.  
2 months rent and service charge deposit required.  
1 months rent and service charge payable in advance.

## Rates

To be re-assessed.

## Viewing

Strictly by appointment through Landlord's Sole Agent:-

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

EPC Ordered

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