

**To Let - Single Storey Factory / Storage Unit
Approx. 2,500 Ft² (232 M²)**

**Unit 1b Sandown Industrial Estate,
Sandown Road, Watford, Herts. WD24 7UB**



*** Close to J5 of M1 Motorway ***

- Ancillary office
- Loading door
3m wide X 2.5m high
- Three Phase power
- Gas supply
- Parking

www.smiddyproperty.co.uk

**Hemel Hempstead
01442 601007**

**Leighton Buzzard
01525 623007**

**Watford
01923 911007**

LOCATION

The property is located on Sandown Road, North Watford, within 1½ miles of the M1 Motorway (Junction 5). The M25 (Junctions 19,20 & 21) are all approximately 2½ miles distant and thereby to the national Motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station is within a short walk and connects Watford Junction (Euston 18 minutes) to St Albans. The Mainline station at Watford Junction also provides a fast service to Birmingham and the North and a direct link to Gatwick Airport. The Underground (Metropolitan Line) at West Watford connects to Baker Street.

DESCRIPTION

A single storey end terrace factory / storage unit of northlit roof construction undergoing refurbishment.

N.B. There is a restriction to any car repair workshop use.

The property is arranged as follows: -

Description	Ft²	M²	Amenities	
Workshop / Storage	1,780	165.43	• Loading door (3m X 2.5m High)	• Office area
Office / Reception / Storage	387	35.97	• 3 Phase power	• Gas
Mezzanine Store	296	27.50	• Parking	• WC
Total GIA	2,463	228.90		

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC asset rating is D 95.

TERMS

Lease

The premises are available for a term of 10 years subject to mutual break clause after 5 years.

Rent

£32,000 per annum exclusive. VAT is payable.

Legal Costs

The ingoing tenant to be responsible for the Landlords reasonable legal costs.

RATES

Rateable Value: £17,000

Rates Payable (2019 / 20): £8,347

To verify, interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 278466.

Service Charge

The tenant will be responsible towards payment of a service charge for the maintenance & repair of the common parts, management fee etc. This amounts to approximately £1,500 plus VAT per annum.

VIEWING

Strictly by appointment:



01923 911007
www.smiddyproperty.co.uk

WATFORD

Brookside Works
1a, Local Board Road
Watford, Herts. WD17 2JP

LEIGHTON BUZZARD

Unit 1, Wingbury Business Village
Wingrave, Bucks. HP22 4LW