

To Let - Single Storey Factory / Storage Unit Approx. 2,500 Ft<sup>2</sup> (232 M<sup>2</sup>)

**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

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#### **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                  | Ft <sup>2</sup> | M²     | Amenities   |                                 |
|------------------------------|-----------------|--------|---|---------------------------------|
| Workshop / Storage           | 1,780           | 165.43 | <ul> <li>Loading door (3m X 2.5m High)</li> </ul> | <ul> <li>Office area</li> </ul> |
| 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:



## WATFORD

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

# LEIGHTON BUZZARD

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