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01923 252188

#### 37 MERTON ROAD WATFORD, WD18 0WX



## TO LET - £67,500 per annum

**Builders Merchants/Storage Yard on site of 0.64 acres (2,600 m<sup>2</sup>)** 9,145 SQ FT (849.7 M<sup>2</sup>)

- Prominent town centre site
  - 1,266 sq ft retail/trade counter
  - Storage/workshops

Surfaced yard

- Secure site
- Suitable for a range of uses (subject to planning)





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LOCATION	The property is located on Town Centre.	n Merton Roa	id (A4178) on the e	edge of Watford
	The M1 (Junction 5) and M25 (Junction 19) are all within 3 miles of the property.			
DESCRIPTION	The property has traded as a builders merchant for many years and comprises retail and storage buildings together with an extensive surfaced yard.			
ACCOMMODATION		Sq Ft	M <sup>2</sup>	
	Ground floor retail	1,266	117.6	
	First floor offices	760	70.6	
	Mezzanine storage	745	69.2	
	Front warehouse	475	44.2	
	Middle warehouse	3,346	310.9	
	Rear warehouse	2,553	237.2	
	Total	9,145	849.7	
	(approximate gross internal a	reas)		
IEACE	The property is hold on a t	ull ropairing ar	d incuring losco ovr	iring in Eabruary
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January 19

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