

TO BE REFURBISHED

UNIT D  
2 GREYCAINE ROAD  
WATFORD  
WD24 7GP

TO LET  
WAREHOUSE / INDUSTRIAL UNIT  
9,875 SQ. FT (917 SQ. M)

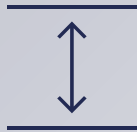




## DESCRIPTION

The unit comprises a secure external yard and car parking area leading into a single storey warehouse of steel portal frame construction with 4.3m eaves. There's an additional office, kitchen, breakout room and WC facilities.

The unit will undergo a complete refurbishment to meet modern standards and specifications, including the installation of LED lighting.



4.3M EAVES HEIGHT



SECURE YARD



3 PHASE INCOMING POWER



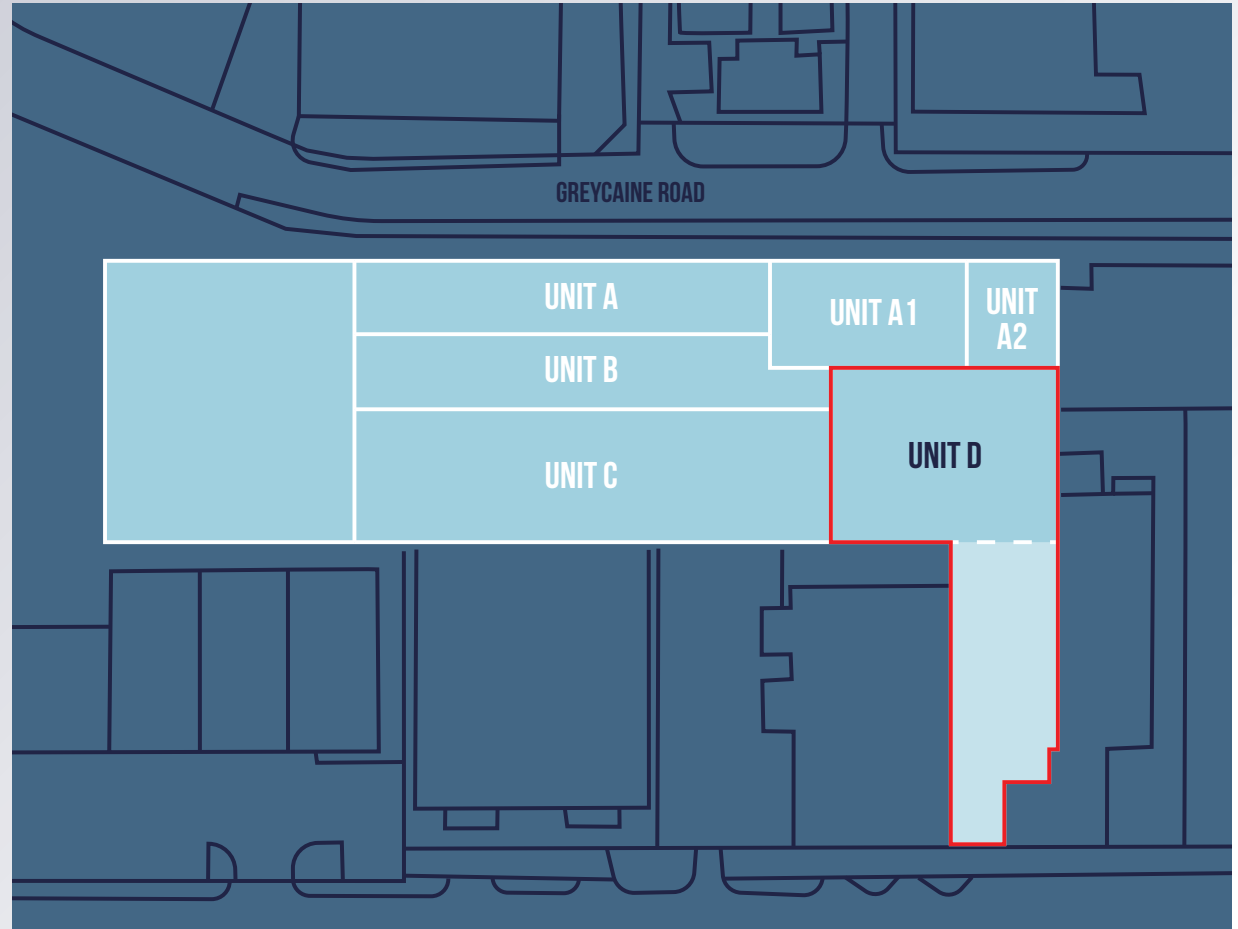
PARKING FOR UP TO 20 CARS



LEVEL LOADING ACCESS DOOR  
TO WAREHOUSE



OFFICE, KITCHEN  
AND TOILETS

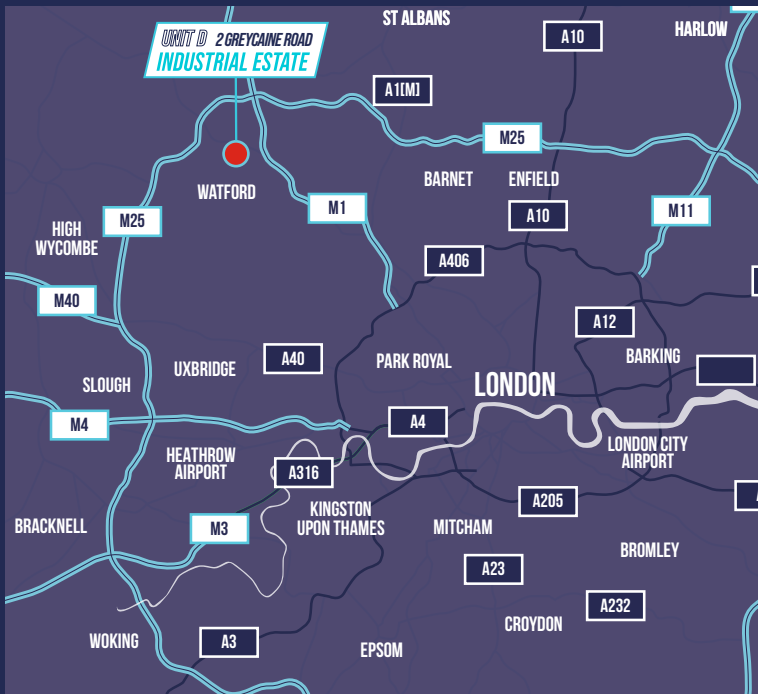


## ACCOMMODATION (GIA)

|              | SQ FT        | SQ M       |
|--------------|--------------|------------|
| OFFICE       | 1,635        | 151.9      |
| WAREHOUSE    | 8,240        | 765.1      |
| <b>TOTAL</b> | <b>9,875</b> | <b>917</b> |



W3W: light.supply.stem



## LOCATION

The unit is situated on the well established Greycaine Industrial Estate in North Watford, in close proximity to Junction 5 of the M1.

The M25 is within 3.5 miles of the site and Central London just 20 miles South. Watford North Railway Station is a short distance away and there is easy access to Watford Junction Station and the Town Centre.

## DRIVE TIMES

|     |           |
|-----|-----------|
| A41 | 0.8 miles |
| M1  | 1.4 miles |
| M25 | 3.7 miles |
| M40 | 13 miles  |
| 44  | 18 miles  |

Source: Google Maps

## AIR TIMES

|             |          |
|-------------|----------|
| Luton       | 17 miles |
| Heathrow    | 20 miles |
| Stanstead   | 39 miles |
| London City | 42 miles |

## TRAIN TIMES

|                  |           |
|------------------|-----------|
| Watford North    | 0.1 miles |
| Watford Junction | 1.7 miles |

## SERVICE CHARGE

Available upon request.

## RENT

Terms on application.

## TERMS

The unit is available by way of a new FRI lease for a term to be agreed.

## BUSINESS RATES

According to the VOA the business rateable value is £97,500 with rates payable of £49,920 based off the current UBR multiplier.

VIEWING AND FURTHER INFORMATION STRICTLY BY PRIOR APPOINTMENT THROUGH JOINT AGENTS:

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