



Modern Business Unit

Unit 23 Empire Centre

Imperial Way, Watford, WD24 4YH

Light Industrial, Warehouse

TO LET

2,104 sq ft

(195.47 sq m)

- Prominent estate with excellent loading
- Full height up and over loading door
- 4 car parking spaces
- First floor offices
- M1 Junciton 5 approximately 1.5 miles

Unit 23 Empire Centre, Imperial Way, Watford, WD24 4YH

Summary

Available Size	2,104 sq ft
Rent	£43,500.00 per annum
Rates Payable	£13,091 per annum Based on 2023 Rating. Rates payable 2024/25
Rateable Value	£27,500
VAT	Not applicable
EPC Rating	Upon enquiry

Description

This mid terrace business unit is located on a prominent estate with excellent loading and access, along with a first floor offices.

Location

The Empire Centre is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens Joinery, Tool Station, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals

Accommodation

The accommodation comprises the following areas:

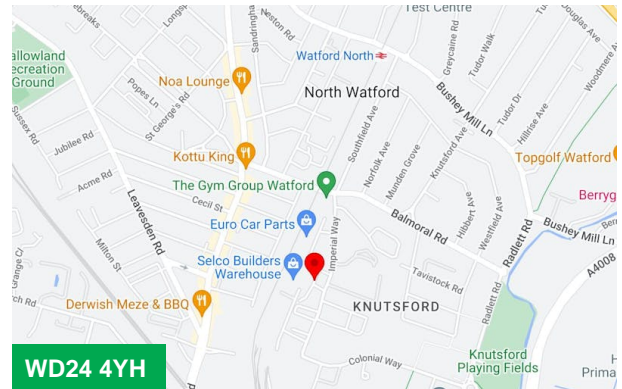
Name	sq ft	sq m
Ground - Warehouse	1,181	109.72
1st - Office	923	85.75
Total	2,104	195.47

Viewings

Strictly by appointment via sole agents.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information

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