



Refurbished Warehouse/Industrial Unit Close To Junction 5 of M1.

Unit L

Penfold Industrial Park, Imperial Way,
Watford, WD24 4YY

Industrial, Light Industrial,
Warehouse

TO LET

6,413 sq ft

(595.79 sq m)

- Electric roller shutter
- 8 car parking spaces
- Ground and First Floor Office
- Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco
- Within 1.5 miles of Junction 5 of M1

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Summary

Available Size	6,413 sq ft
Rent	£112,227.50 per annum
Rates Payable	£36,036 per annum
Rateable Value	£66,000
Service Charge	£9,687.94 per annum includes external repairs to building
VAT	Applicable
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Office	616	57.23
Ground - Warehouse	4,709	437.48
1st - Office	1,088	101.08
Total	6,413	595.79

Description

A ground floor industrial/warehouse unit with ground and first floor offices.

Location

Penfold Industrial Park 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, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

Terms

Available on a new internal repairing and insuring lease for a term to be agreed.

Viewings

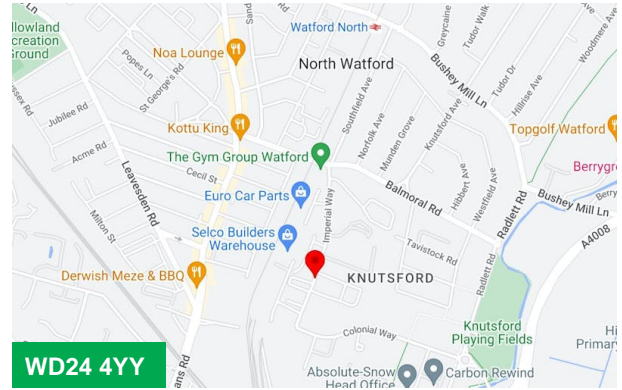
Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)

Service Charge

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, and maintenance of the common areas of the estate.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.



Viewing & Further Information

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