

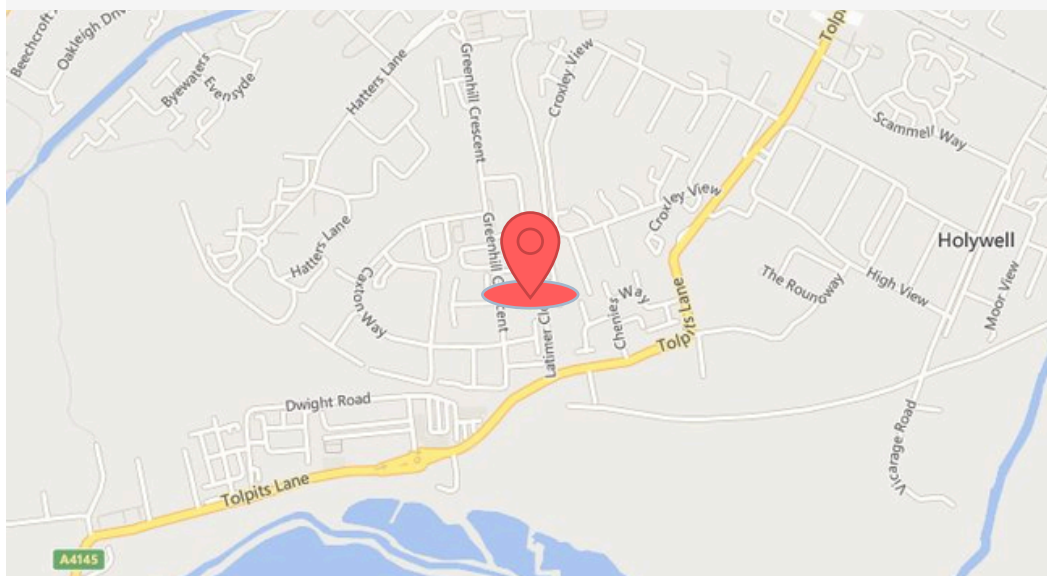
Unit 12A Watford Enterprise Centre |
25 Greenhill Crescent |
Watford | WD18 8XU

High Quality Warehouse | To Let



Key features

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities



For viewings contact

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Sara Yasir-Dhillu
07548 098880
sara.yasir-dhillu@brasierfreeth.com



12A Watford Enterprise Centre | 25 Greenhill Crescent | Watford | WD18 8XU

Description

Comprising modern single storey light industrial/storage unit constructed of brick and block cavity elevations under an insulated roof.

The available unit comprises a ground floor warehouse and mezzanine storage. The unit benefits from allocated parking and an up and over loading door with associated loading apron.

Accommodation

Unit 12A

Ground floor		906 Sq.ft		84.17 Sq.m
Mezzanine		514 Sq.ft		47.75 Sq.m
TOTAL	 	1,420 Sq.ft	 	131.92 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Location

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

Rates

The VOA website shows an entry in the 2023 Rating List of £15,750. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council – 01923 22640

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Tenure

The unit is offered to let on the basis of a new internal repairing lease for a flexible term by negotiation.

EPC

The property has an EPC rating of E115. Details available upon request.

Rent

£28,500 per annum exclusive.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service charge

There is a service charge levied against the estate for communal parts and external fabric of the units.