

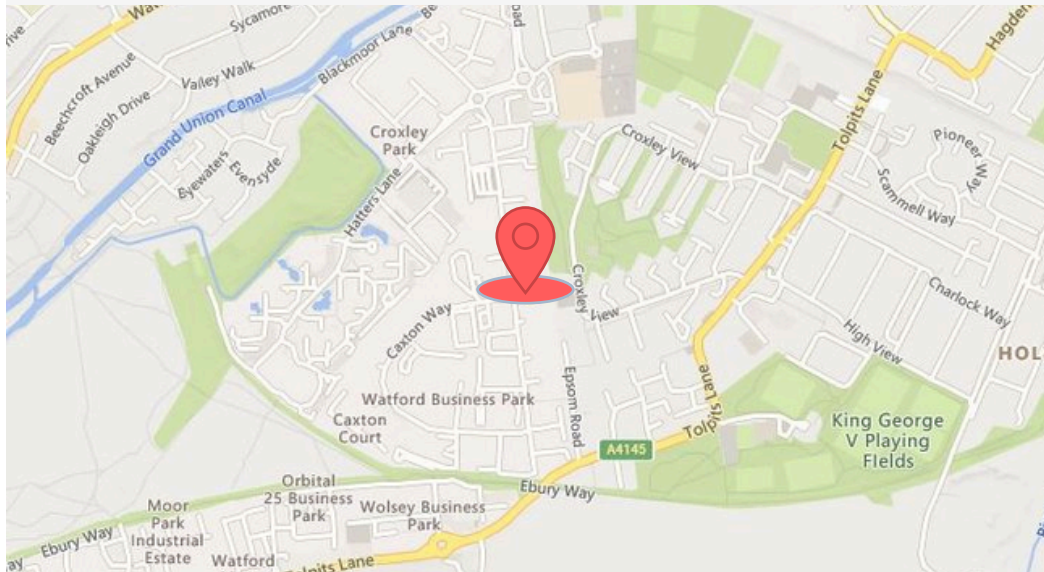
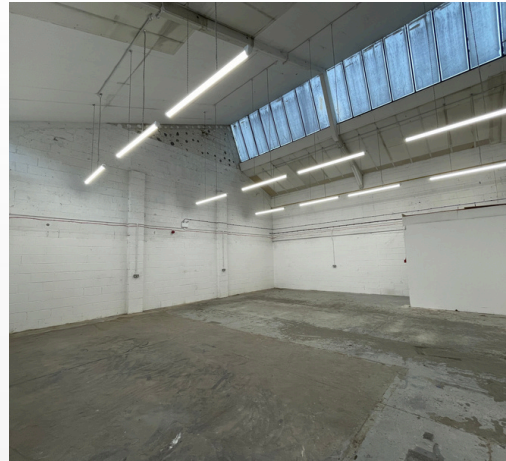
Park House II |
15-23 Greenhill Crescent |
Watford | WD18 8PH

Industrial Units | To Let |
1,158 Sq.ft - 9,177 Sq.ft



Key features

- Well situated on Watford Business Park
- Range of unit sizes available
- Low office content industrial units
- Roller shutter level loading access doors to each unit
- Flexible lease options available



Park House II | 15-23 Greenhill Crescent | Watford | WD18 8PH

Description

The site comprises a number of industrial and business units of varying size. All the units are of similar specification, with concrete frames and LED strip lighting throughout. Each unit has good natural lighting and good eaves height with electric loading doors. There are WC and kitchen facilities to each unit and additional office accommodation to Unit E. Additionally, Units E and F1 can be combined to create a larger space, providing even more flexibility.

Accommodation

Unit D	1,158 Sq.ft	107.60 Sq.m
Unit E	5,423 Sq.ft	503.9 Sq.m
Unit F1	3,754 Sq.ft	348.80 Sq.m
Unit G	LET	

Potential to combine Units E and F1 to give an area of 9,177 Sq.ft (842.6 Sq.m).

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

Location

The subject properties are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre. The surrounding area comprises a mixture of detached mixed industrial units as well as a range of small single storey terraced units, secondary office accommodation and motor trade premises.

Croxley Station is located approximately 1 mile west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

Rates

All rates payable are to be included as part of the service charge for each unit.

Service charge

There is a service charge payable for each unit for the purposes of repair and maintenance of the communal elements. The service charge is inclusive of business rates. Further details are available upon request.

EPC

EPC details available upon request.

Legal costs

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

Terms

Available to let on a new lease, direct from the Landlord on terms to be agreed.

Rent

Unit D	£ 25,500 per annum exclusive plus VAT
Unit E	£106,000 per annum exclusive plus VAT
Unit F1	£ 75,000 per annum exclusive plus VAT
Unit G	LET

VAT

The property is VAT registered.

For viewings contact

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

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

