



Industrial Unit in North Watford

Unit A2

2 Greycaine Road, Watford, WD24 7GP

Industrial, Light Industrial,
Warehouse

TO LET

2,106 sq ft

(195.65 sq m)

- 4.1m clear height
- 1 level loading door
- LED lighting
- New roof
- Outside storage

Unit A2, 2 Greycaine Road, Watford, WD24 7GP

Summary

Available Size	2,106 sq ft
Rent	£36,855 per annum
Rates Payable	£11,726.50 per annum Estimated rates payable 2025/2026 - to be assessed separately
VAT	Applicable
Estate Charge	£1,069 per annum
EPC Rating	B (43)

Location

The property is located in North Watford on the well established Greycaine Road Industrial estate, close to Junction 5 of the M1.

Watford North railway station is within approximately 6 minutes walk - providing services to Watford Junction and St Albans.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	2,030	188.59	Available
Ground - Ancillary	76	7.06	Available
Total	2,106	195.65	

Viewings

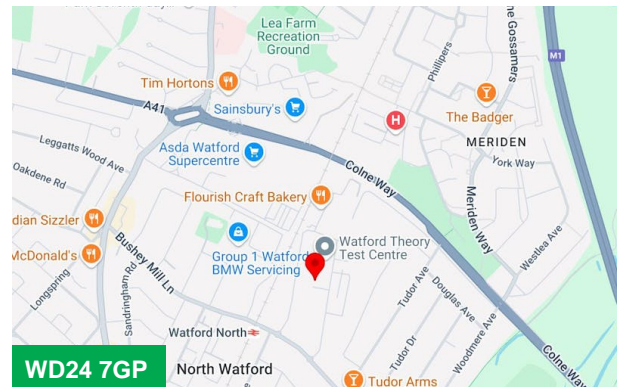
Strictly by appointment via joint agents

Terms

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

VAT

VAT is payable on the rent and estate charge.



Viewing & Further Information

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