



4 Hill Farm Avenue Industrial Estate, Hill Farm Avenue, Watford,

WD25 7SD

To Let | 8,239 sq ft

Warehouse/Office To Let Near Warner Bros. Studios

Stimpsons

Summary

- Rent: Rent on application
- Business rates: To be confirmed
- VAT: Applicable
- EPC: D (79)
- Lease: New Lease

Description

A self contained warehouse unit with ground floor offices fronting Aerodrome Way with parking to the front.

Additional storage containers are located at the rear of the property.

Location

The property is prominently located on Hill Farm Industrial Estate facing Aerodrome Way and close to Warner Bros Studios Leavesden.

The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property.

Accommodation

Name	sq ft	sq m
Ground	7,388	686.37
1st	851	79.06
Outdoor - Storage containers	5,475	508.64

Key Points

- Comfort cooling
- Ample parking
- M1 and M25 within 2 miles
- Male and Female WCs
- Includes 5,475 sq ft of additional storage containers
- Please note: This property is not suitable for motor trade uses

Terms

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



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via sole agent.



Misrepresentation

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stimpsons.co.uk



