

# UNIT 15

PARAMOUNT INDUSTRIAL ESTATE, WATFORD, WD24 7XA

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FOREST  
REAL ESTATE

INCORPORATING Smiddy & Co

**TO LET**

**3,870 SQ FT**

**Self-contained industrial / Business unit amounting to 3,870 sq ft (191 m<sup>2</sup>) located on the first floor with 2 ton goods lift loading.**

## Key Features

- 2 ton goods lift
- Gas & Three Phase supplies
- M1 Motorway (Junc. 5) 1.5miles distant
- Caretaker services
- Staff kitchen
- North Watford railway station within a short walk

**Unit 15, Paramount Industrial Estate**  
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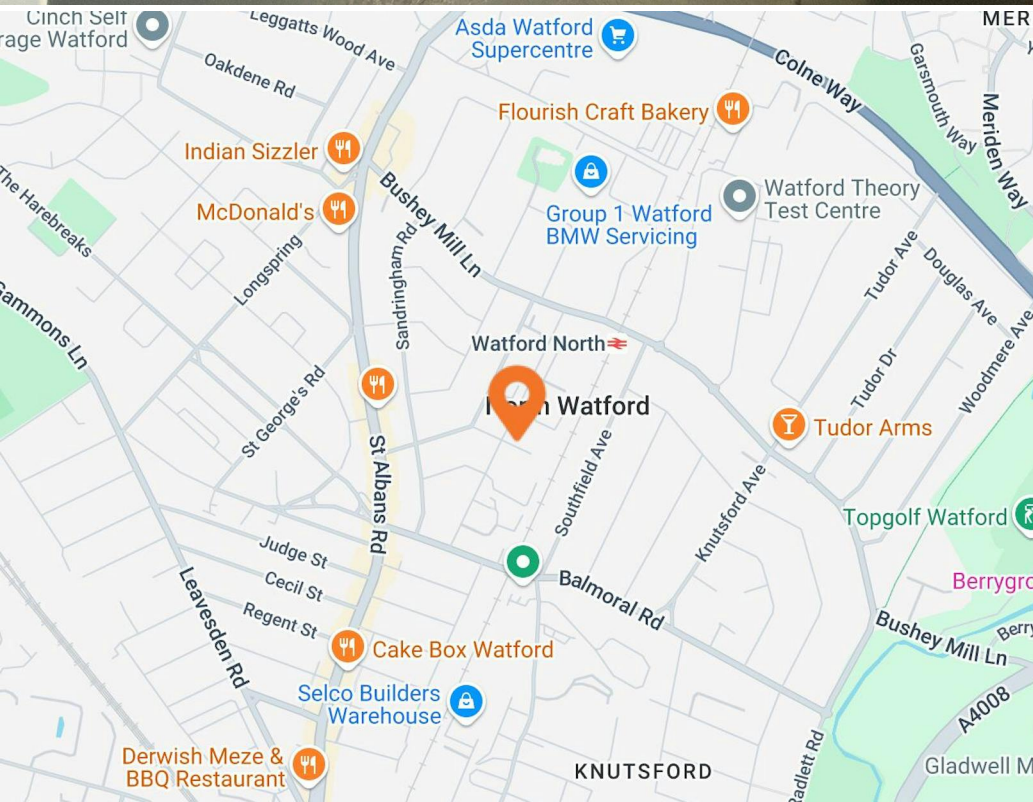
## Description

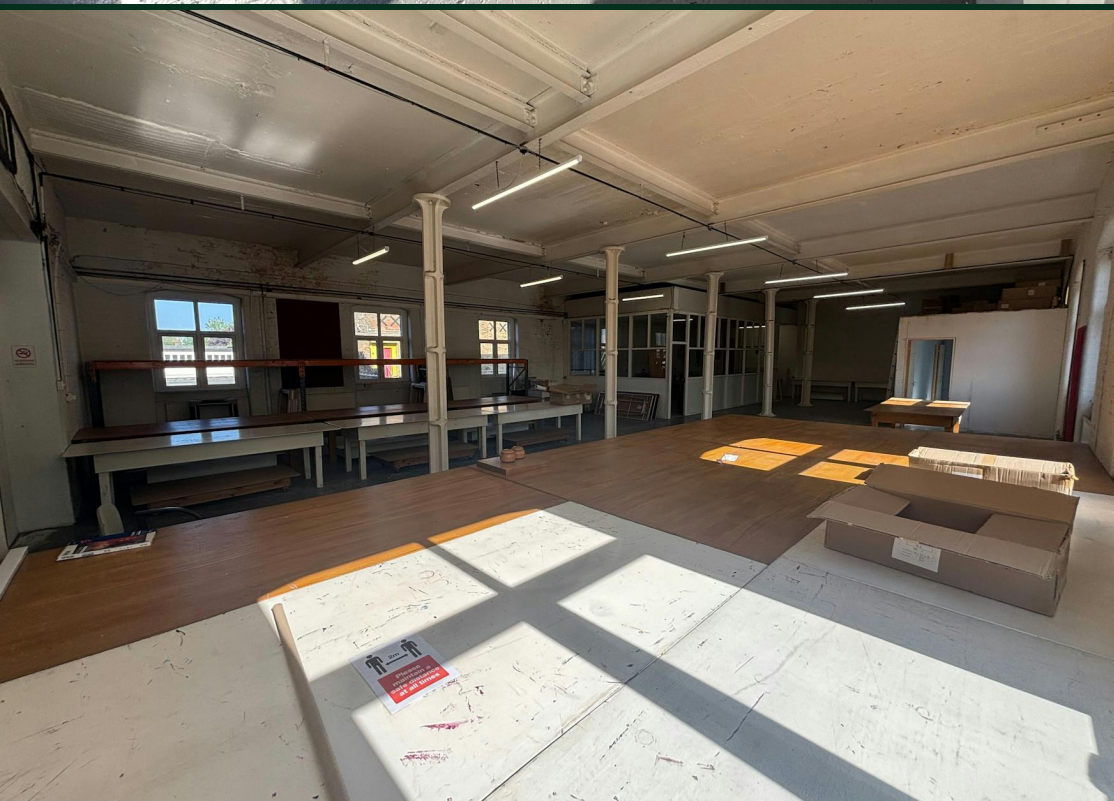
The property forms part of an industrial / storage complex and is located on the first floor. It comprises a self-contained unit offering a mix of storage, light industrial and offices amounting to a total of 3,870 ft<sup>2</sup> (359.53 m<sup>2</sup>).

## Location

Located on the Paramount Estate in Sandown Road, North Watford, within 1.5 miles of the M1 Motorway (Junc. 5). The M25 (Juncs. 19/20/21) are all approximately 2.5 miles distance and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stanstead Airports. North Watford railway station is within a short walk and this connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport.

Underground (Metropolitan Line) at West Watford connects to Baker Street.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,870	359.53	Available
<b>Total</b>	<b>3,870</b>	<b>359.53</b>	
<b>Lease</b>	New Lease		
<b>Rent</b>	£42,000 per annum		
<b>Rates</b>	£3 per sq ft		
<b>Service Charge</b>	£1.30 per sq ft Estimated to include common parts and building insurance		
<b>VAT</b>	Not applicable		
<b>EPC</b>	E (104)		

# Contact

## Ethan Shine

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## Cormac Sears

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