



Units I and J Caxton Court, Caxton Way, Watford, WD18 8RH

To Let | 9,356 sq ft

Modern Warehouse Units Located On Watford Business Park.

Summary

- Rent: £205,832 per annum
- Business rates: £60,495 per annum based on rates payable to 1 April 2026
- VAT: Applicable
- EPC: B (46)
- Lease: New Lease

Description

The units are located within a terrace of modern steel portal frame units constructed in 2017 with first floor offices (approximately 15% office content) and 14 allocated car parking spaces.

Location

Caxton Court is located off Caxton Way on Watford Business Park 3 miles to the southwest of Watford town centre.

Watford is located 12 miles north west of Central London. The town is well served by communication links with Junction 5 of the M1 motorway, 5 miles north east and Junction 18 of the M25 motorway 4 miles to the north west. Other communication links include a bus service linking Watford Metropolitan Station (on the London Underground) with Watford Junction Station.

Key Points

- 6.9 metre clear height
- 2 Loading doors
- First floor offices with comfort cooling
- 14 car parking spaces
- 30kN/sq m floor loading
- 2 EV charging points

Terms

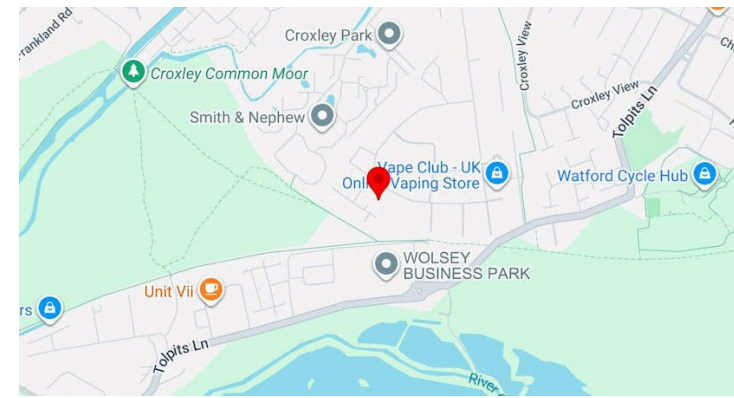
The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

The property is VAT registered and VAT will be payable on the rent and service charge.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	7,716	716.84
1st - Office	1,640	152.36
Total	9,356	869.20



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via sole agents

