

TO LET

WAREHOUSE / INDUSTRIAL UNIT

9,875 SQ. FT / 917 SQ. M



THE  
GREYCAINE  
ESTATE

NEWLY REFURBISHED

UNIT D / 2 GREYCAINE ROAD  
WATFORD / WD24 7GP

SECURE, SINGLE STOREY INDUSTRIAL UNIT  
CLOSE TO JUNCTION 5 OF THE M1



# DESCRIPTION

The property features a secure, gated external yard and dedicated car parking area, offering convenience and security for deliveries, storage, and staff vehicles. The warehouse itself is a single-storey building, constructed with a durable steel trussed frame, providing flexibility for various industrial or storage uses.

In addition to the main warehouse, the unit includes an office space with a kitchen area and breakout room, as well as WC facilities for the office and warehouse.



4.3M CLEAR HEIGHT



PARKING FOR UP TO 20 CARS



NEW LEVEL ACCESS LOADING DOOR



3 PHASE INCOMING POWER



NEW LED LIGHTING



OFFICE, KITCHEN AND TOILETS



NEW HEATING / COOLING TO OFFICES

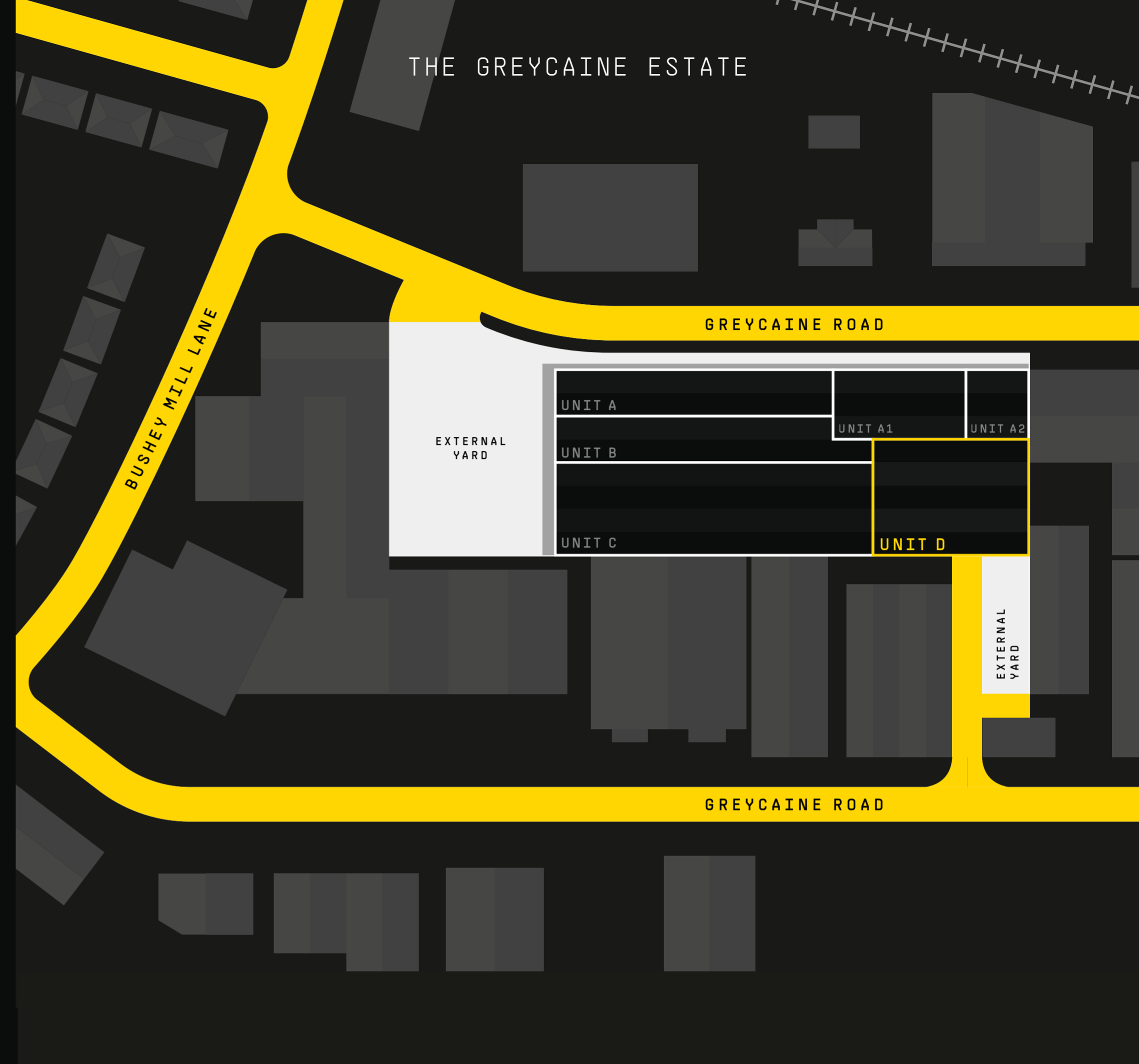


ROOF AND GUTTER REPAIRS



EXTERNAL / INTERNAL REDECORATION

■ REFURBISHMENT WORKS



# ACCOMMODATION

| UNIT D                 | SQ FT GIA    | SQ M GIA   |
|------------------------|--------------|------------|
| WAREHOUSE / INDUSTRIAL | 8,240        | 765.1      |
| OFFICES                | 1,635        | 151.9      |
| <b>TOTAL</b>           | <b>9,875</b> | <b>917</b> |

EPC TO BE ASSESSED FOLLOWING REFURBISHMENT



The asset has been extensively refurbished, featuring new LED lighting throughout, fresh internal and external redecoration, and comprehensive roof and gutter repairs.



GARSTON

M1

M1 J5

4 MINS DRIVE FROM THE GREYCAINE ESTATE

A412

Sainsbury's

THE DOME ROUNDABOUT

Reach Printing Services



ASDA

ASDA CAR PARK

FLOURISH BAKERY

A41



BOOKER

A41

UNIT D THE GREYCAINE ESTATE

GAP HIRE SOLUTIONS

BARTON PETROLEUM

Neatsmith



BUSHEY MILL LANE

NORTH WATFORD

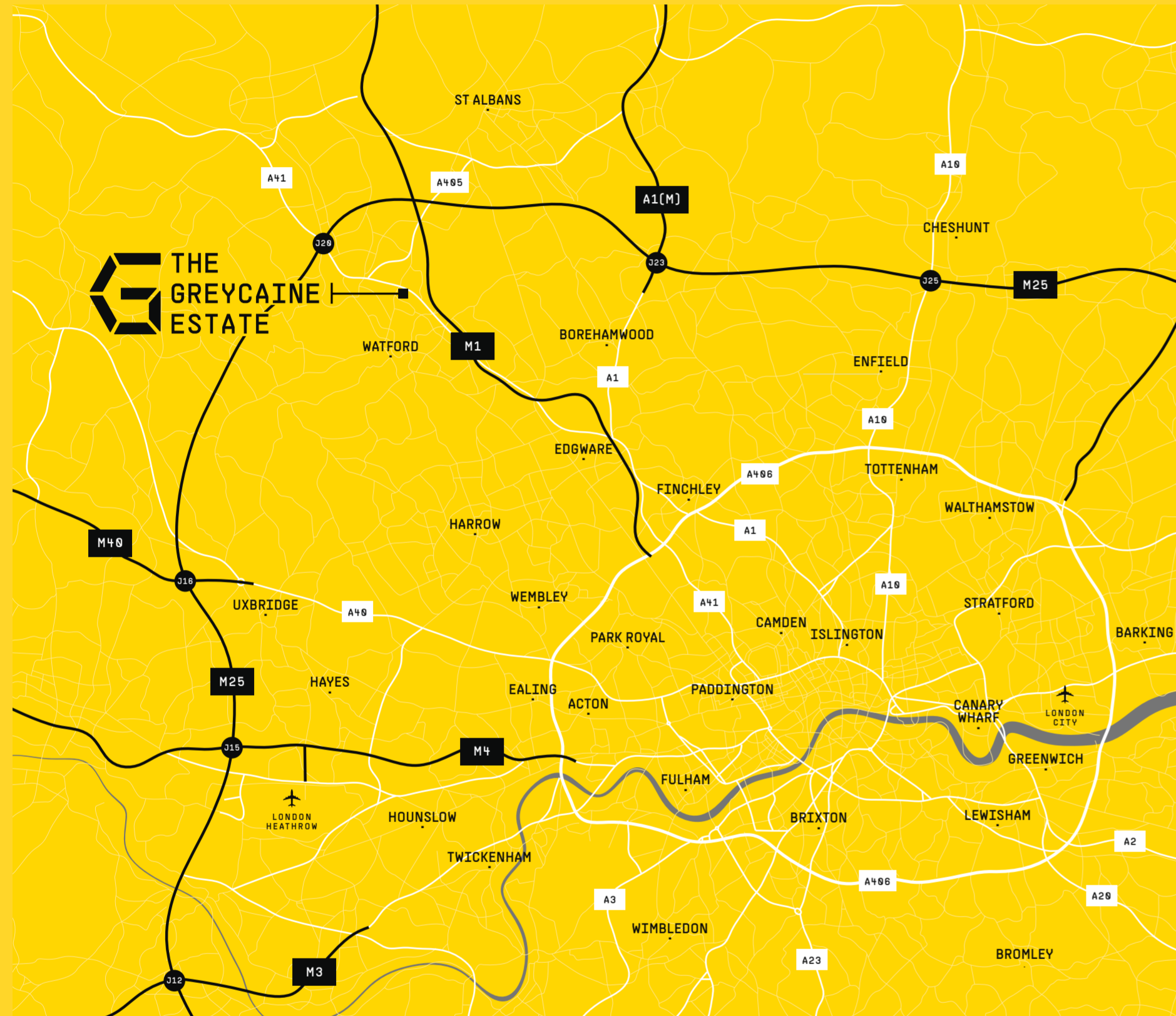
GREYCAINE ROAD

SHURGARD

National Windowscreens

GREYCAINE ROAD

# LOCATION



| TRANSPORT LINKS     | MILES | TRAIN STATIONS   | MILES |
|---------------------|-------|------------------|-------|
| A41                 | 0.8   | Watford North    | 0.1   |
| M1 J5               | 1.4   | Watford Junction | 1.7   |
| M25 J19             | 3.2   | AIRPORTS         | MILES |
| M40 J1A             | 13    | Luton            | 17    |
| A406 North Circular | 13    | Heathrow         | 20    |

# SITUATION



The unit is situated on the established Greycaine Industrial Estate in North Watford, close to Junction 5 of the M1. The M25 is just 3.5 miles away, with Central London 20 miles to the south. Watford North Railway Station is nearby, offering easy access to Watford Junction Station and the town centre.

## WATFORD

## SERVICE CHARGE

Available upon request.

## RENT

Rent upon application.

## TERMS

The unit is available by way of a new FRI lease for a term to be agreed.

## BUSINESS RATES

According to the VOA the business rateable value is **£97,500**.

Viewing and further information strictly by prior appointment through joint agents:

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5. All prices and rents are quoted exclusive of VAT unless otherwise stated. January 2025.

Designed by

AVISON  
YOUNG

Stimpsons



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