

TO LET

WAREHOUSE / INDUSTRIAL UNIT

7,404 SQ. FT / 688 SQ. M



THE  
GREYCAINE  
ESTATE

TO BE FULLY REFURBISHED

UNIT A / 2 GREYCAINE ROAD  
WATFORD / WD24 7GP

# SINGLE-STOREY WAREHOUSE / INDUSTRIAL UNIT CURRENTLY UNDERGOING FULL REFURBISHMENT



# DESCRIPTION

A prominent single-storey warehouse/industrial unit currently undergoing full refurbishment, offering modernised space with offices at the front. The unit boasts 4.3m clear internal height and is equipped with 3-phase power, making it ideal for various industrial uses. Access is provided via two level loading doors to the side, ensuring efficient movement of goods.

The refurbishment includes new LED lighting, internal and external redecoration, and updated heating/cooling systems in the offices.



4.3M CLEAR HEIGHT



PARKING FOR UP TO 12 CARS



2 LEVEL ACCESS LOADING DOORS



3 PHASE INCOMING POWER



NEW ROOF AND GUTTERING



OFFICE, KITCHEN AND TOILETS



NEW HEATING / COOLING TO OFFICES

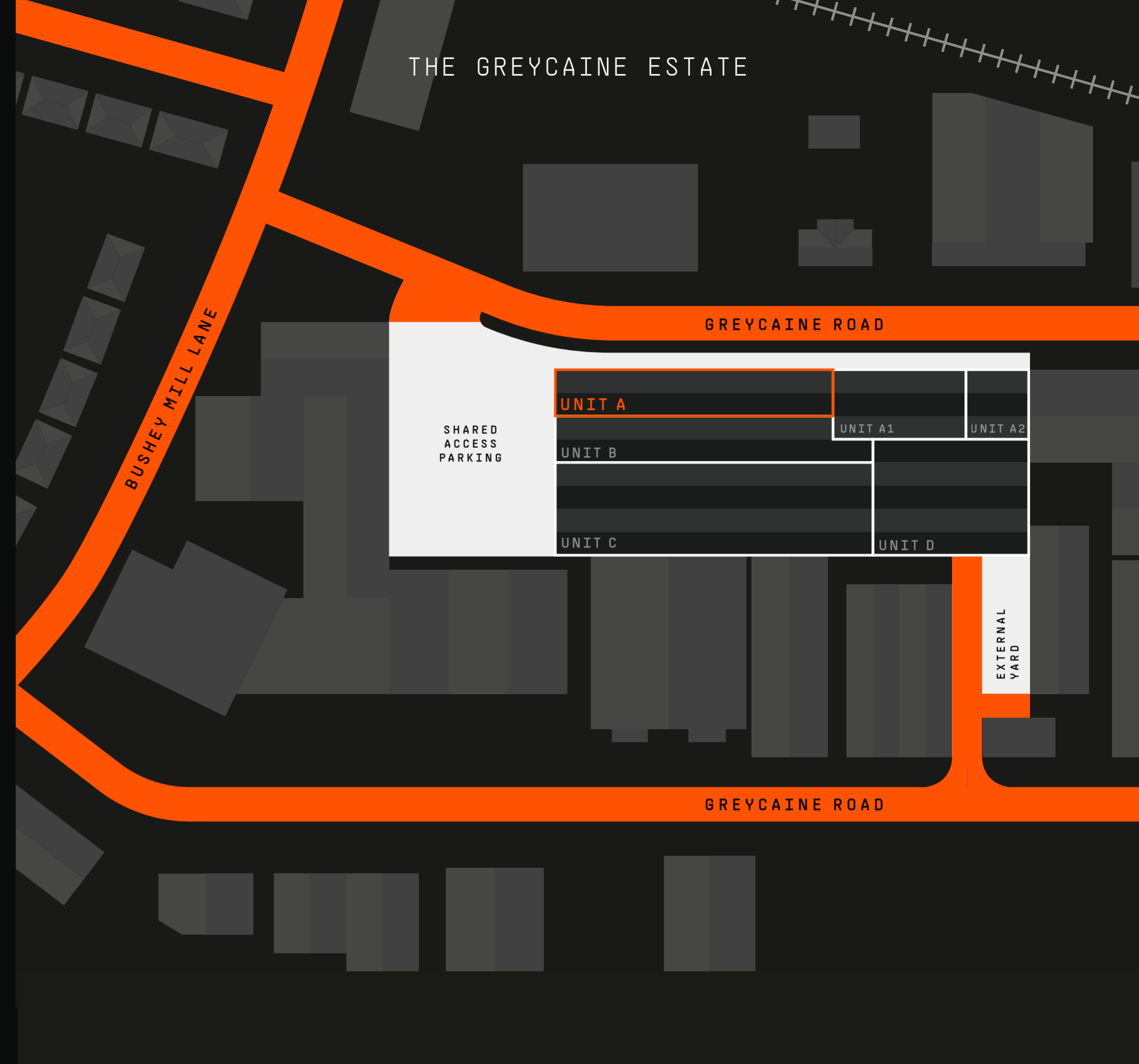


NEW LED LIGHTING



EXTERNAL / INTERNAL REDECORATION

■ REFURBISHMENT WORKS



# ACCOMMODATION

UNIT A	SQ FT GIA	SQ M GIA
WAREHOUSE / INDUSTRIAL	6,539	607.4
OFFICES	865	80.4
<b>TOTAL</b>	<b>7,404</b>	<b>887.8</b>

EPC TO BE ASSESSED FOLLOWING REFURBISHMENT



M1

M1 J5

4 MINS DRIVE FROM THE GREYCAINE ESTATE

UNIT A  
THE GREYCAINE ESTATE

A412

A41

A41

BUSHEY MILL LANE

NORTH WATFORD

GREYCAINE ROAD

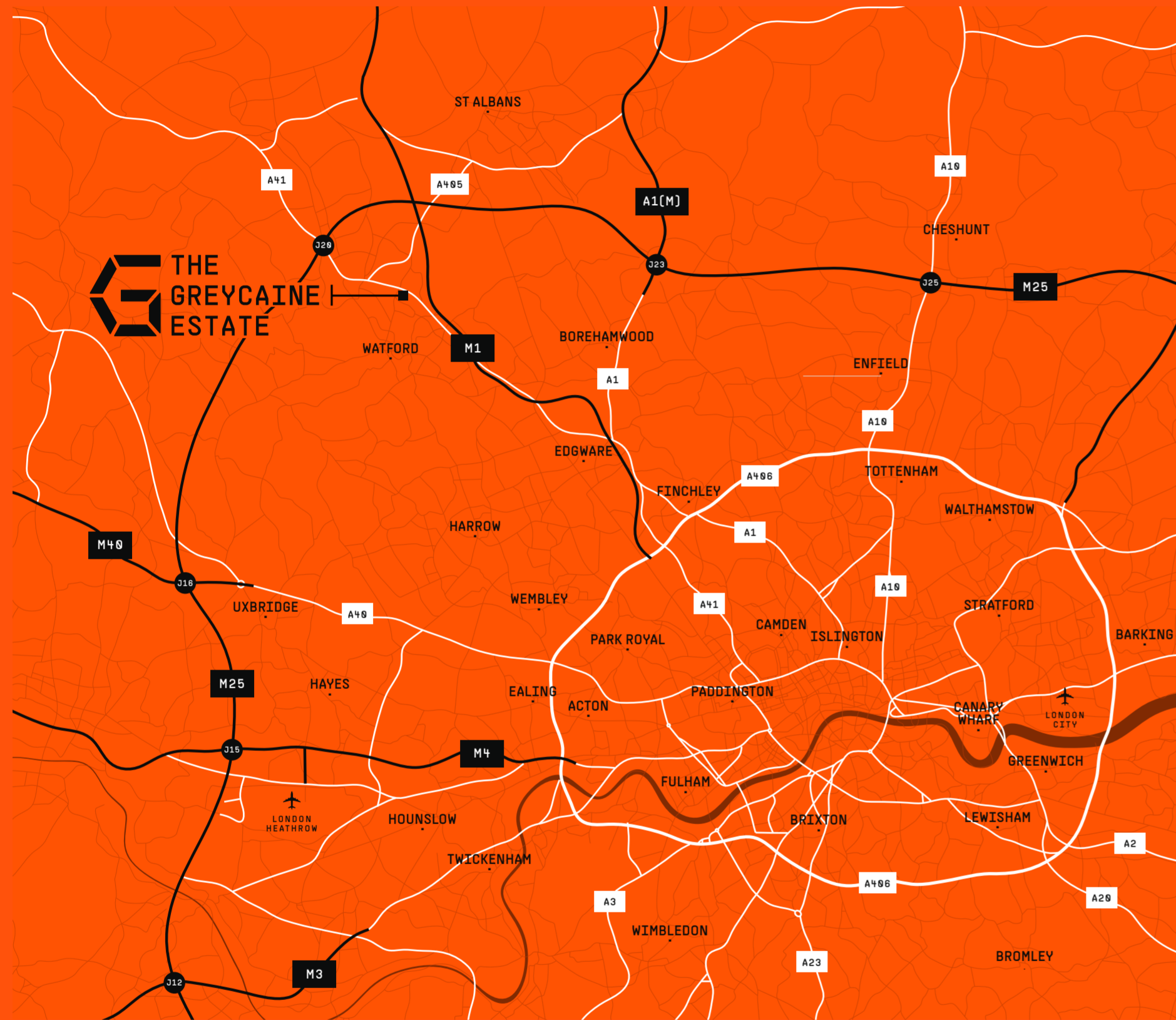
SHURGARD

GREYCAINE ROAD

06

07

# 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.

## 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 £36,000.

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

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Designed by

AVISON  
YOUNG

Stimpsons



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