



TO LET

Unit A1, Vale Industrial Estate

Tolpits Lane, Watford, WD18 9QP

**Approx 14,999 SQFT
(1,393 SQM)**

Key Points:

- Securely fenced self-contained yard area
- 5.7m clear height
- 10 level access loading doors
- Security gate access outside normal hours
- 24 hour access
- Kitchen and WC Facilities



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Description

The property comprises a industrial / warehouse unit with ground and first floor offices and a large secure yard area.
The unit benefits from 9 level access doors and a clear internal height of 5.7m, rising to 9.36m at the Apex

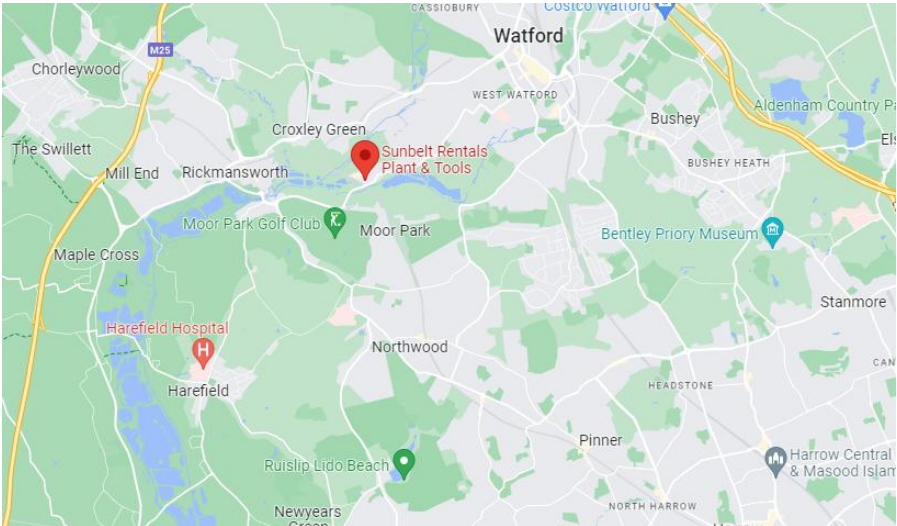
Vale Industrial Estate is a private estate with security gates which are shut outside normal working hours. 24 hour access is provided to occupying tenants.

Location

Vale Industrial Estate is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres.

Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

Croxley station is located less than a mile from the property and provides Metropolitan line access into Central London.



Rent

Rent on Application

Energy Performance Rating

C (68)

Terms

Available by way sublease / assignment of an existing lease, expiring December 2026. Please contact the sole agents for further details

Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
GF Warehouse	9,905	920
Office	3,269	304
Mezzanine	1,825	170
Total	14,999	1,393

Business Rates

Interested parties are advised to make their own enquires with the local council.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.



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