

TO LET

UNITS A1 / A2

2,106 – 6,913 SQ FT / 195.6 – 642.2 SQ M



THE
GREYCAINE
ESTATE

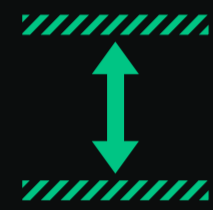
UNITS A1 / A2 / 2 GREYCAINE ROAD
WATFORD / WD24 7GP

SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT



DESCRIPTION

Two adjoining single storey warehouse / industrial units situated on this popular estate in North Watford. The unit boasts 4.1m clear height and is equipped with 3-phase power, making it ideal for various industrial uses. Access is provided by a full height loading door to the front.



4.1M CLEAR HEIGHT



6 PARKING SPACES WITH UNIT A1
A2 HAS NONE



1 LEVEL ACCESS LOADING DOOR PER UNIT



LED LIGHTING



3 PHASE INCOMING POWER



NEW ROOF AND GUTTERING



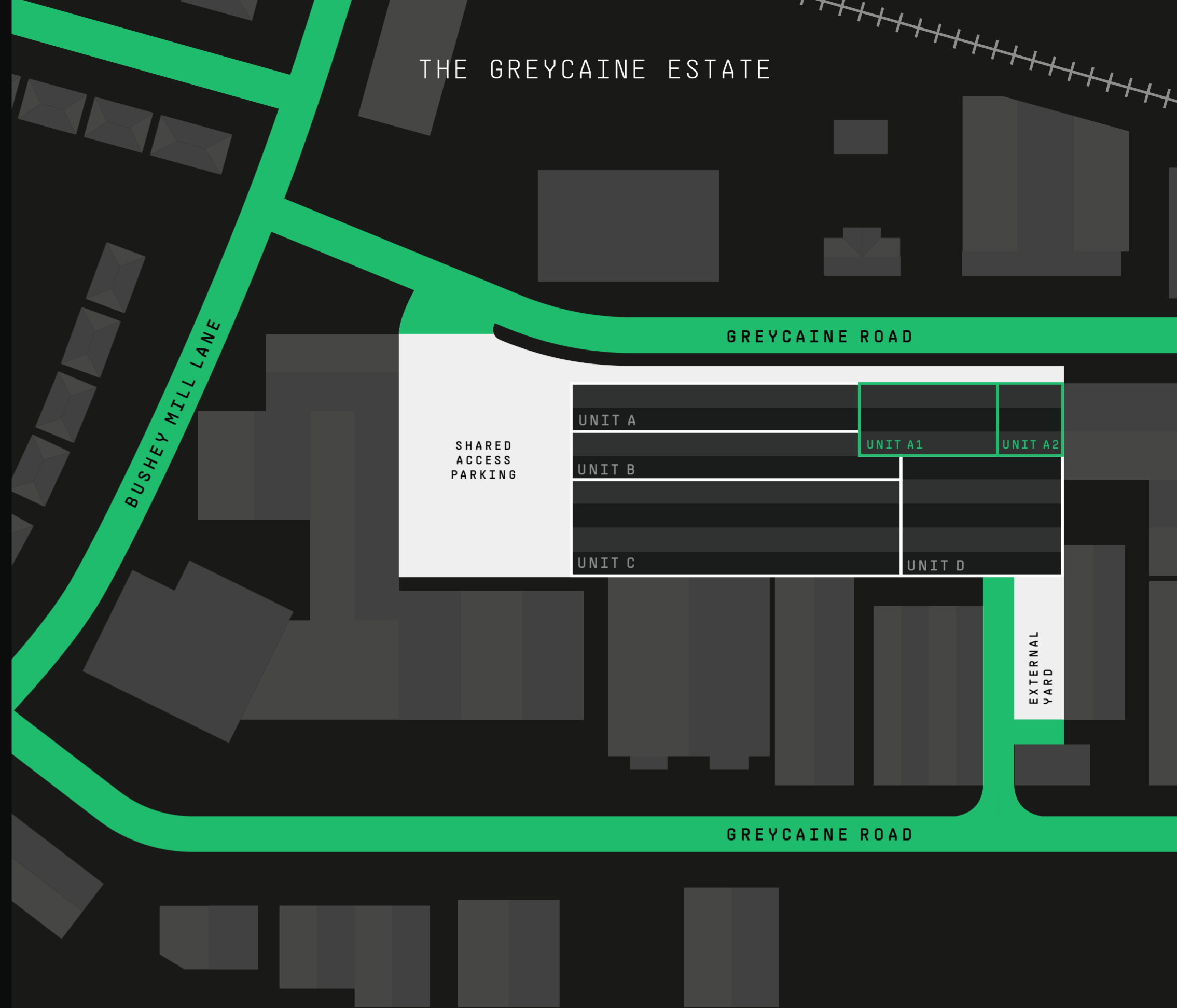
MALE & FEMALE WCS



ADDITIONAL PARKING /STORAGE IN FRONT OF THE UNITS



A1 INTERIOR



ACCOMMODATION

| UNIT A | SQ FT GIA | SQ M GIA |
|------------------------|--------------|--------------|
| WAREHOUSE / INDUSTRIAL | 4,885 | 453.8 |
| TOTAL | 4,885 | 453.8 |

EPC ratings to be assessed.



GARSTON

M1

M1 J5

4 MINS DRIVE FROM THE GREYCAINE ESTATE



A412

THE DOME ROUNDABOUT

Sainsbury's

Reach Printing Services



ASDA

ASDA CAR PARK

FLOURISH BAKERY

A41



BOOKER

A41

THE GREYCAINE ESTATE

GAP HIRE SOLUTIONS

BARTON PETROLEUM

Neatsmith



BUSHEY MILL LANE

NORTH WATFORD

GREYCAINE ROAD

SHURGARD

National Windscreens



GREYCAINE ROAD

NATIONAL

06

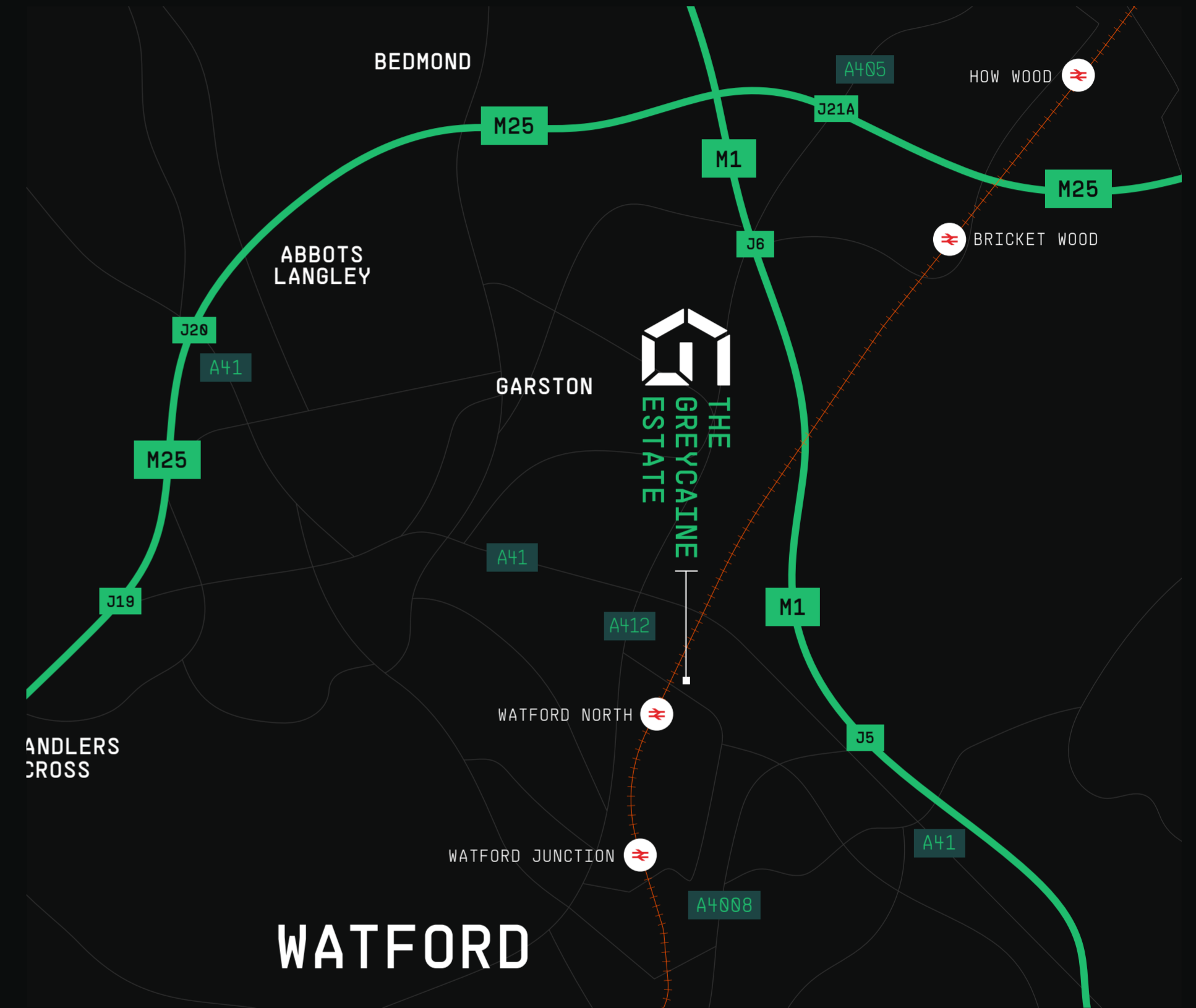
07

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



WATFORD

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 units are available separately or combined by way of a new FRI lease for a term to be agreed.

BUSINESS RATES

According to the VOA the business rateable value is £23,500.

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

**AVISON
YOUNG**

CHRIS PROCTOR

chris.proctor@avisonyoung.com

07798 690 234

Stimpsons

PHILIP COOK

philip.cook@stimpsons.co.uk

07801 098 097

PAUL FELTON

paul.felton@stimpsons.co.uk

07802 861 528

Misrepresentation Act 1967 Avison Young and Stimpsons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Avison Young and Stimpsons has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. February 2025.

Designed by

AVISON
YOUNG

Stimpsons



THE
GREYCAINE
ESTATE

UNITS A1 / A2 / 2 GREYCAINE ROAD
WATFORD / WD24 7GP