

An aerial photograph of the Watford Enterprise Centre, showing several large industrial buildings with corrugated metal roofs. The buildings are surrounded by green trees and a paved parking area with several vehicles, including white vans and cars. In the background, there are more residential-style buildings and a hillside under a clear sky.

WATFORD ENTERPRISE CENTRE

25 GREENHILL CRESCENT

WATFORD

WD18 8XU

bf.
brasierfreeth.com

High Quality Warehouses - To Let - 478 Sq.ft to 1,229 Sq.ft

WATFORD ENTERPRISE CENTRE

WD18 8XU

Warehouse
TO LET

KEY DETAILS

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities
- No motor trade allowed

DESCRIPTION

Comprising modern single storey light industrial/storage units constructed of brick and block cavity elevations under an insulated roof.

The units mostly comprise a ground floor warehouse with ancillary office accommodation. The units benefit from allocated parking and an up and over loading door with associated loading apron.

AMENITIES

 Eaves Height - 4.5m	 Car Parking	 3 Phase Power	 Warehouse
 Loading Door	 Secure Site	 WCs	 24 Hour Access



WATFORD ENTERPRISE CENTRE

WD18 8XU

ACCOMMODATION

Unit 10	Size Sq.ft	Size Sq.m
Ground	478	44.41
Unit 11	Size Sq.ft	Size Sq.m
Ground	480	44.59
Unit 16	Size Sq.ft	Size Sq.m
Ground	746	69.31
Mezzanine	43	3.99
Total	789	73.30
Unit 20	Size Sq.ft	Size Sq.m
Ground	961	89.27
Mezzanine	268	24.89
Total	1,229	114.16

These floor areas are approximate and have been calculated on a gross internal basis.

LOCATION

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

TRANSPORT



M25 (18/19) - 13 minutes drive



M1 (J5) - 15 minutes drive



Croxley underground - 4 minutes drive

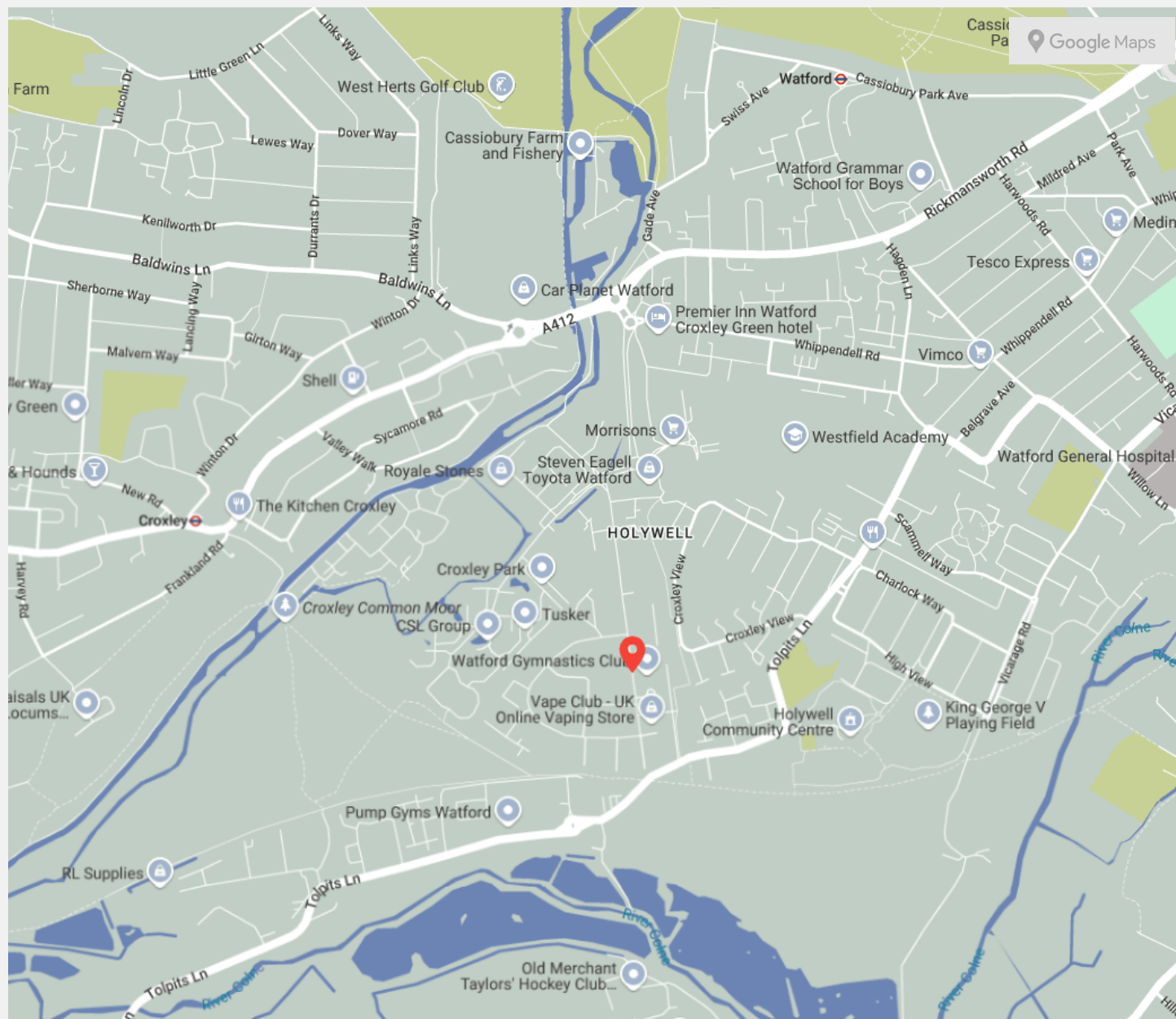


Watford Junction - 9 minutes drive

All the above times are approximate.

Warehouse

TO LET



TENURE

The units are offered to let on full repairing and insuring leases for flexible terms by negotiation.

RENT

Unit 10 - £14,250 per annum exclusive

Unit 11 - £14,250 per annum exclusive

Unit 16 - £18,750 per annum exclusive

Unit 20 - £28,500 per annum exclusive

SERVICE CHARGE

There is a service charge levied against the estate for communal parts and external fabric of the unit.

EPC

Unit 10 - D 87

Unit 11 - E 107

Unit 16 - D 84

Unit 20 - D 89

RATEABLE VALUE

The VOA website shows an entry in the current Rating List of:

Unit 10 - £8,800

Unit 11 - £8,400

Unit 16 - £13,000

Unit 20 - £17,750

For rates payable please refer to the Local Rating Authority,
Watford Borough Council - 01923 226400.

LEGAL COSTS

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



Unit 10 - 478 Sq.ft



Unit 11 - 480 Sq.ft



Unit 16 - 789 Sq.ft



Unit 20- 1,229 Sq.ft

CONTACT

GET IN TOUCH

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