



2 warehouse/ trade counter units in North Watford

Units 3&4 Trident Centre

Imperial Way, Watford, WD24 4JH

Warehouse, Industrial, Light
Industrial, Trade Counter

TO LET

4,848 to 13,976 sq ft

(450.39 to 1,298.41 sq m)

- 6.1m eaves height
- 1 full height loading door per unit
- Excellent car parking
- 1.5 miles to Junction 5 of the M1
- M25 Junctions 19,20 and 21A within 4 miles
- Next to CEF and Al Murad Tiles, and close to other trade counters
- To be fully refurbished

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Summary

Available Size	4,848 to 13,976 sq ft
Rent	£22 per sq ft
Business Rates	To be re-assessed
VAT	Applicable
Estate Charge	A service charge is payable for maintenance of common areas
EPC Rating	D (96)

Description

2 units available on a development of 4 trade counter/industrial/warehouse units

There are 2-storey offices to the front of each unit totaling 1,642 sq ft in unit 3 and 2,646 sq ft in unit 4

Unit 3 has 8 parking spaces, Unit 4 has 14 parking spaces

Location

The Trident Centre is located on the Imperial Way estate in North Watford and is 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles (Junctions 19,20 and 21A).

Existing tenants on the estate include CEF and Al Murad Tiles. The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, Selco, Easy Bathrooms, Eurocell and Arco.

Accommodation

The accommodation comprise the following approximate gross external areas:

Name	sq ft	sq m
Unit - 3	4,845	450.12
Unit - 4	9,131	848.30
Total	13,976	1,298.42

Terms

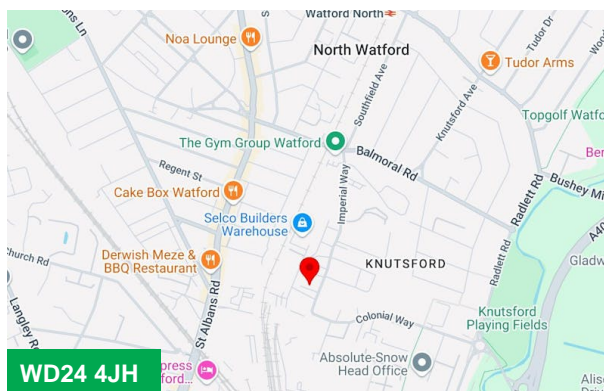
The units are available on new FRI leases

VAT

VAT will be charged on the rent and estate charge

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

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