



UNIT 11

Paramount Industrial Estate, Watford, WD24 7XA

Virtual Freehold For Sale. Lower Ground Floor Industrial / Storage Premises

4,326 SQ FT



Summary

Available Size	4,326 sq ft
Price	Offers in the region of £385,000
Rates Payable	£2.31 per sq ft Based on 2023 Valuation.
Rateable Value	£20,000
Estate Charge	£2,500 per annum Comprising Caretaker services, maintenance and repair of common parts and Lift, Building insurance.
EPC Rating	D (91)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	4,326	401.90

Description

The property is located at lower ground floor level totalling 4,326 sq ft (GIA). There is pedestrian access by way of two stairwells and goods loading is via an 8ft wide X 10ft long 2 ton goods lift.

Key Features

- 2 ton goods lift loading
- Up to 4.2 metre clear height
- On site Caretaker
- 1 on site car parking space
- 3 Phase Power available
- Fluorescent lighting

Location

Located on the Paramount Industrial Estate in Sandown Road, North Watford, within 1½ miles of the M1 Motorway (Junction 5). The M25 (Junctions 19/20/21) are all approximately 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station is within a short walk and this connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north and a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.

Terms

The property is for sale as a virtual freehold and is held on a long leasehold interest for a term of 250 years from 3rd March 1980 expiring 2nd March 2230 (approx. 207 years remaining). The lease is subject to a ground rent that is reviewed every 10 years from 3rd March 2000 and is currently £990.34 per annum.



Viewing & Further Information

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