



UNIT 11

Paramount Industrial Estate, Watford, WD24 7XA

Short term / flexible storage

4,326 SQ FT



Summary

Available Size	4,326 sq ft
Rent	£4,000 per month All inclusive (rent, rates, service charge, electric)
VAT	Applicable
EPC Rating	D (91)

Key Features

- 2 Ton Goods Lift
- Up to 4.2 metre clear height
- Caretaker services
- Allocated single parking space

Description

The property is located at lower ground floor level totalling 4,326 sq ft (GIA).

Goods loading is via an 8ft wide X 10ft long 2 ton goods lift plus pedestrian access by way of two stairwells.

Location

Located on the Paramount Industrial Estate in Sandown Road, North Watford, within 1½ miles of the M1 Motorway (Junction 5).

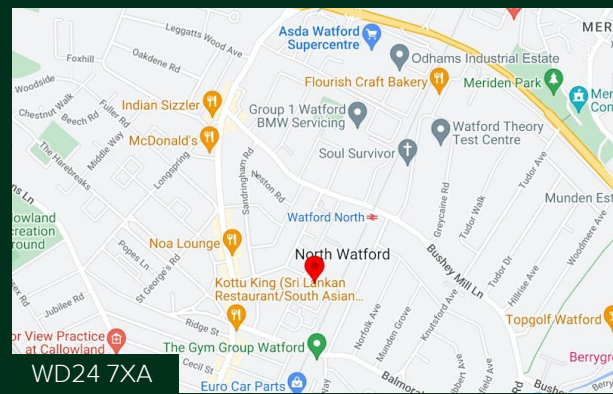
The M25 (Junctions 19/20/21) are all approx. 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	4,326	401.90	Available
Total	4,326	401.90	



Viewing & Further Information

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