

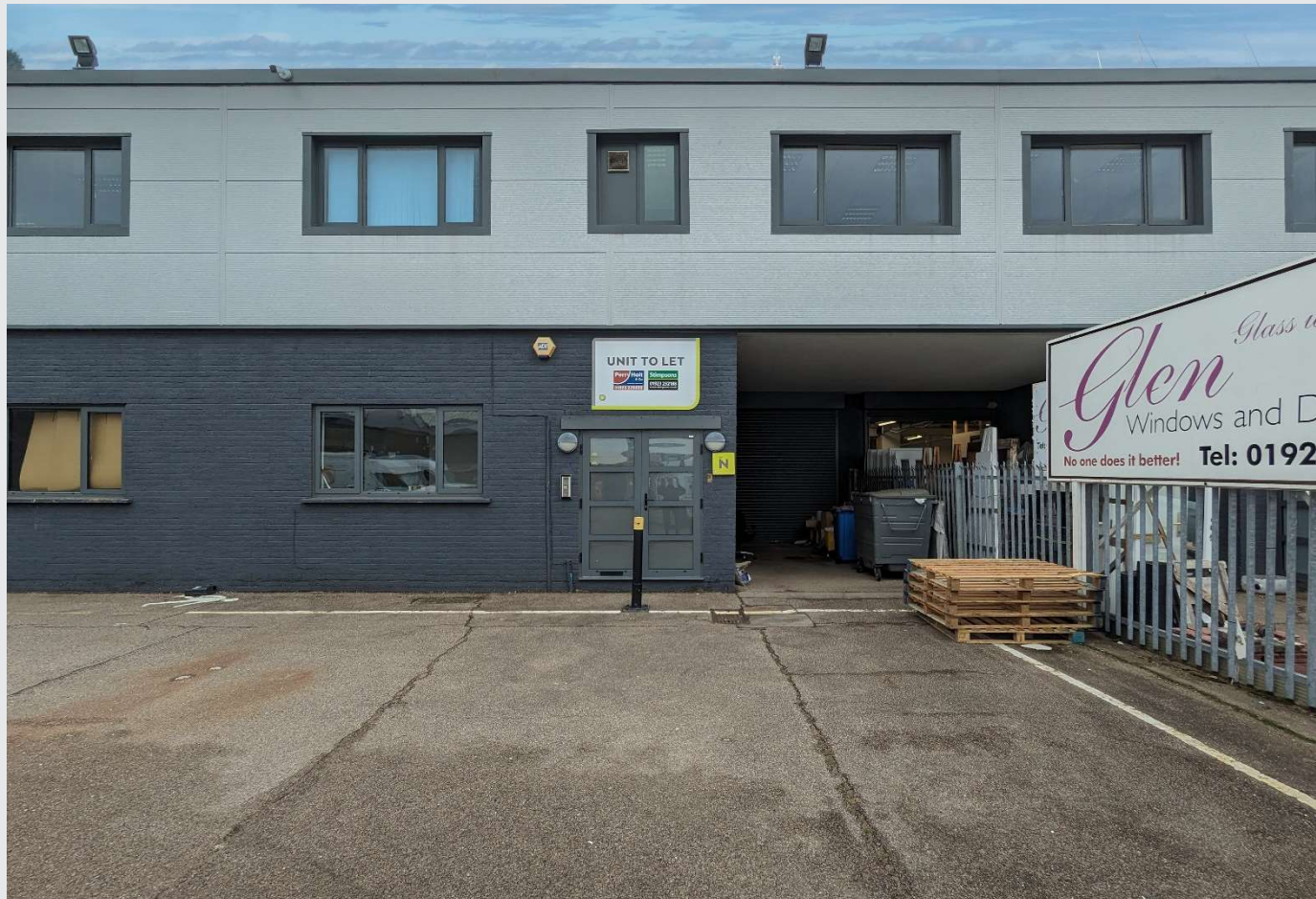
# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

## Industrial/warehouse unit

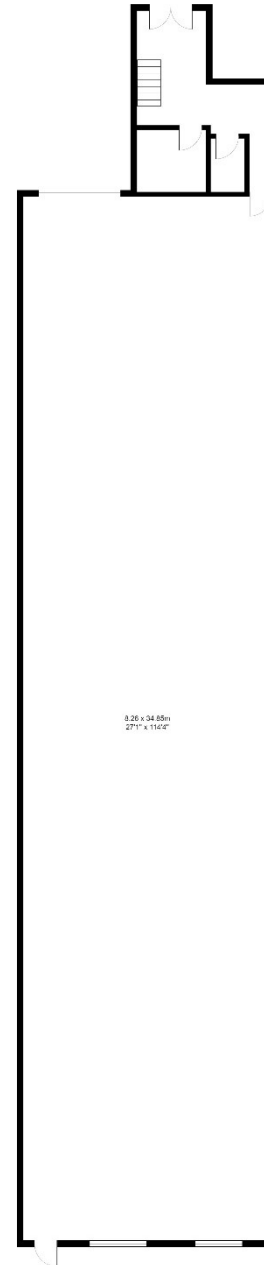
Unit N, Penfold Industrial Park, Imperial Way,  
Watford, WD24 4YY



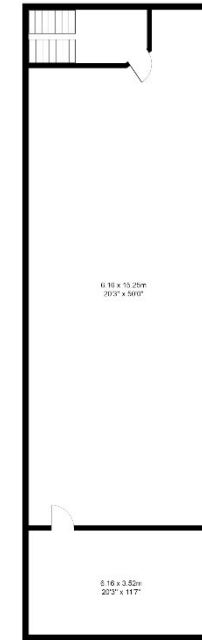
## ACCOMMODATION

	Sq ft	Sq m
Ground floor industrial/warehouse	3,420	317.72
First floor office	1,426	132.48
<b>Total</b>	<b>4,846</b>	<b>450.2</b>

Ground Floor



First Floor



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ 6 car parking spaces
- ✓ First floor offices
- ✓ Electric roller shutter
- ✓ Within 1.5 miles of Junction 5 of the M1

## LOCATION

Penfold Industrial Park is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles. The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

A ground floor industrial/warehouse unit with first floor offices. The property is to be refurbished and a new roof has recently been installed.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

£84,805 per annum exclusive

## RATES

Rateable value: £63,000. Rates payable 23/24: £32,256. Rates payable should be verified with Watford Council Tel: 01923 278466.

## VAT

We understand that VAT is payable on the rent

## SERVICE CHARGE

A service charge of £8,312.48 is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate and maintenance of the common areas of the estate.

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