

UNIT 1A

6 GREYCAINE ROAD, WATFORD, WD24 7GP

FOREST
REAL ESTATE

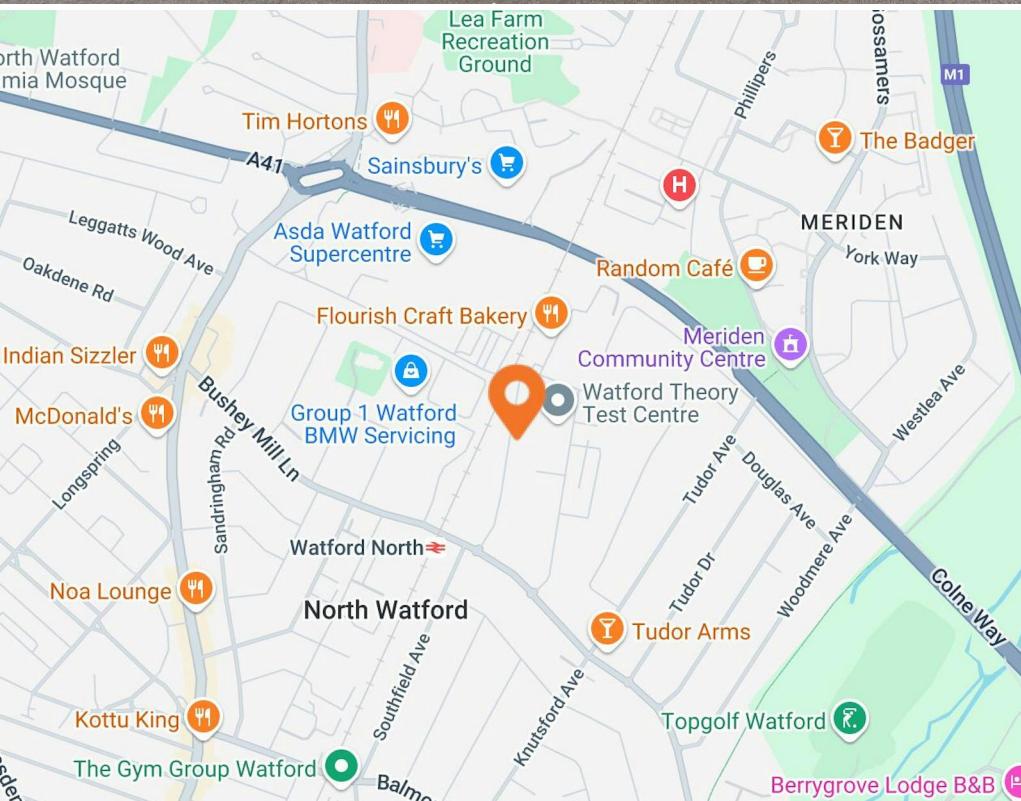
INCORPORATING **Smiddy & Co**



FOR SALE

1,152 SQ FT

Ground floor office / business space virtual freehold investment for sale.



Description

Self-contained Office / Business space located on the ground floor of a 3-storey building amounting to 1,152 Ft².

The accommodation is arranged into private office rooms, kitchen and WC. To the front of the property there is a grassed area that could be improved for car parking (in accordance with the balance of the building).

Location

Situated on Greycaine Road, an established and popular commercial location approx. one mile from Junction 5 of the M1 Motorway and 0.4 miles from the A41. It is therefore well located for the national road network with good access to the M25 Motorway (J19 and J20).

Rail communications are available within easy walking distance at Watford North Station which links to Watford Junction Station (London Euston 16 minutes) and St Albans. Both stations are close to the property, being 0.2 miles and 1.3 miles respectively.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Business space located on the ground floor of a 3-storey building.	1,152	107.02	Available
Total	1,152	107.02	
Price	Offers from £300,000		
Rates	On application		
Service Charge	On application		
VAT	Applicable		
EPC	E (110)		

Contact

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