

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

3,605 sq ft industrial/warehouse

Unit Q3, Penfold Industrial Park, Imperial Way,
Watford, Hertfordshire, WD24 4YY



ACCOMMODATION

Total 3,605 sq ft 334.9 sq m



All measurements are approximate and for information purposes only

AMENITIES

- ✓ Electric roller shutter
- ✓ 4 parking spaces
- ✓ Within 1.5 miles of junction 5 of M1
- ✓ W/C facilities
- ✓ Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco

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.

DESCRIPTION

A ground floor industrial/warehouse unit with a loading roller shutter on the side elevation. A new roof was recently installed.

TERM

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

RENT

£57,680 per annum exclusive

RATES

Rateable value: £45,500. Rates payable 2023/24: £22,704.50. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is payable on the rent and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk

