

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

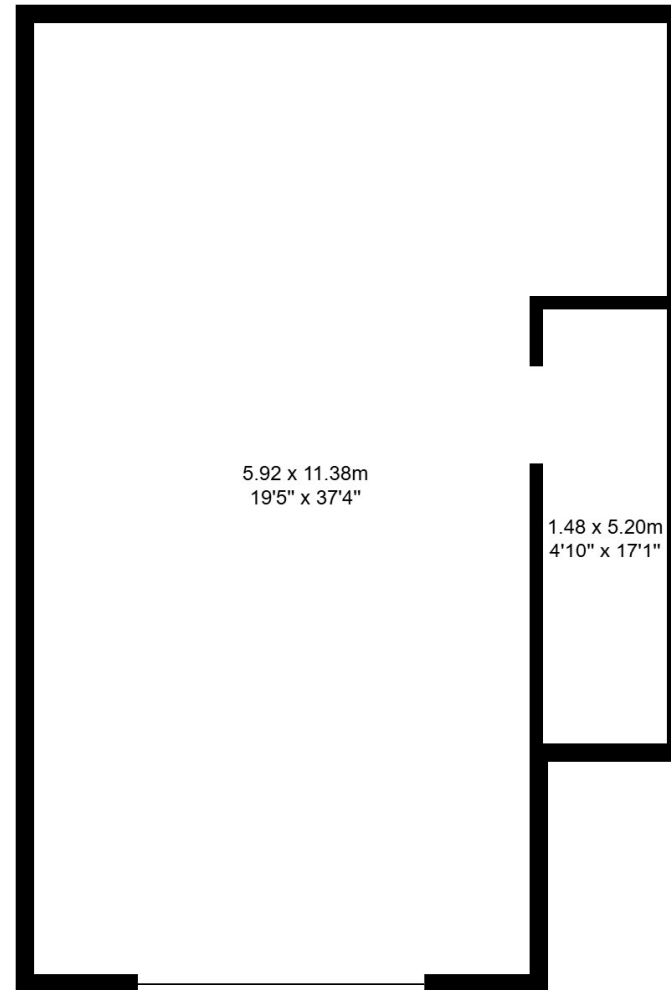
Affordable workshop/storage  
unit

Unit 1, Riverside Works, Riverside Road, Watford,  
Hertfordshire, WD19 4HY



## ACCOMMODATION

Warehouse	779 ft	72.37 sqm
Office	94 ft	8.73 sqm
<b>Total</b>	<b>873 ft</b>	<b>81.1 sqm</b>



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

- ✓ Roller shutter door
- ✓ Situated within a gated estate
- ✓ New LED lighting
- ✓ Office/Store

#### LOCATION

The premises are situated on a small secure industrial estate accessed via Riverside Road, just off Wiggenghall Road. The premises enjoy access to the M1 via Aldenham Road and the M25 Junction 19 and are located just outside Watford Town Centre.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### DESCRIPTION

The premises principally comprises of a brick built single storey workshop/storage unit with office space/store a roller shutter.

#### TERM

A license agreement for a term to be agreed with the Landlord.

#### RENT

£18,126 per annum exclusive.

#### SERVICE CHARGE

£1,746 per annum exclusive to include buildings insurance, communal bin collection and general maintenance.

#### RATES

Rateable value: £11,750. Rates payable 25/26: £5,863.25. Rates payable should be verified with Watford Council Tel: 01923 278466.

#### VAT

We understand that VAT is not currently payable on the rent

# 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