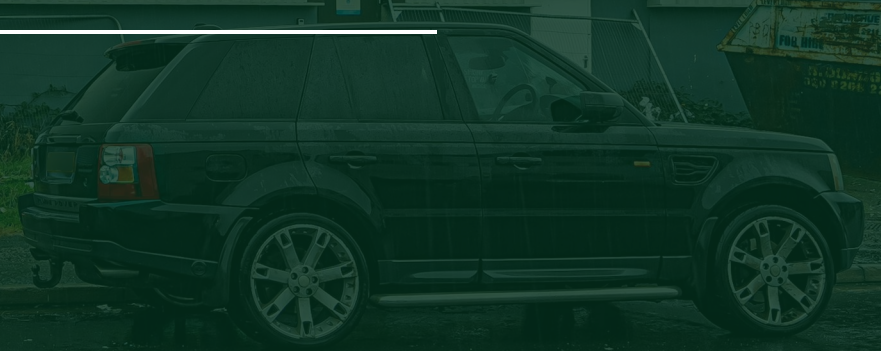


UNIT 2A

6 GREYCAINE ROAD, WATFORD, WD24 7GP

F O R E S T
REAL ESTATE
INCORPORATING **Smiddy & Co**



TO LET

4,249 SQ FT

**To Let - Single Storey Warehouse /
Industrial Unit**

Key Features

- Loading Door
- 3 Phase Power
- Walking Distance of North
Watford Station
- Available July 2024
- LED Lighting

Unit 2A, 6 Greycaine Road
Watford, WD24 7GP





Description

Comprising a self-contained single storey terrace industrial / storage unit amounting to 4,250ft² (GIA) of steel frame construction with brick and metal clad elevations set beneath a clad roof.

There is goods access via a full height loading door fronting Greycaine Road and the property has the benefit of LED lighting, three phase power and WC's.

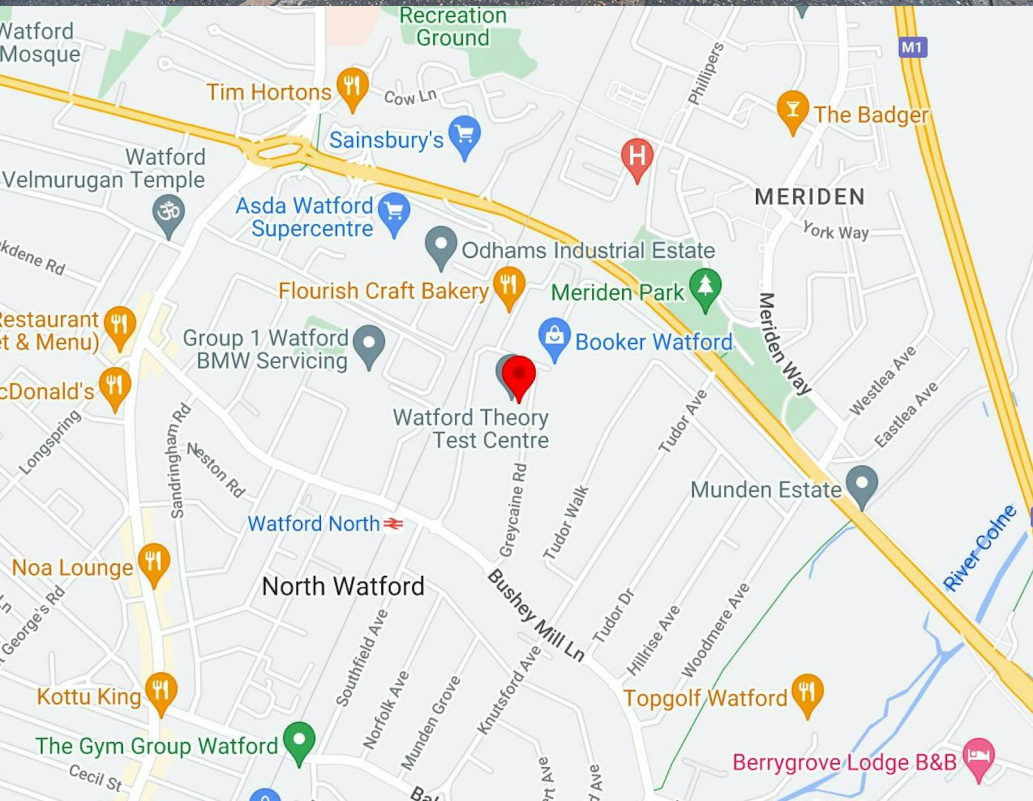
Location

The Greycaine Trading Estate is located approx. 1¾ miles north of Watford Junction main line railway station (Euston and to the North).

Junction 5 of the M1 is 1½ miles distant and the North Western Avenue (A41 Watford by-pass) ¾ mile with Junctions 19, 20 and 21 of the M25 within 3 miles.

Railway access is available at North Watford Station a short walk away. This provides a connection between Watford Junction (from there to Euston in 16 minutes) and St. Albans.

Nearby occupiers include Booker Cash & Carry, Décor Tiles, HCF Partnership, Herts Traffic Management, National Tyres and Gap Tool Hire.



Availability

Lease	New Lease
Rent	£62,500 per annum
Rates	£5.02 per sq ft
Service Charge	N/A
VAT	Applicable
EPC	C (59)

Contact

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA

020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP

01923 911 007

www.forestrealestate.co.uk

info@forestrealestate.co.uk

Unit 2A, 6 Greycaine Road
Watford, WD24 7GP

F O R E S T
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/03/2024