



## UNIT 2A

6 Greycaine Road, Watford, WD24 7GP

To Let - Single Storey Warehouse / Industrial Unit

4,250 SQ FT



## Summary

Available Size	4,250 sq ft
Rent	£62,500 per annum
Rates Payable	£5.02 per sq ft
Rateable Value	£42,750
VAT	Applicable
EPC Rating	C (59)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,250	394.84	Available
<b>Total</b>	<b>4,250</b>	<b>394.84</b>	

## Description

Comprising a self-contained single storey terrace industrial / storage unit amounting to 4,250ft<sup>2</sup> (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.

## Key Features

- Powered Loading Door
- 3 Phase Power
- LED Lighting
- Walking Distance of North Watford Station
- Within 1.75 miles of M1 Motorway (J5)

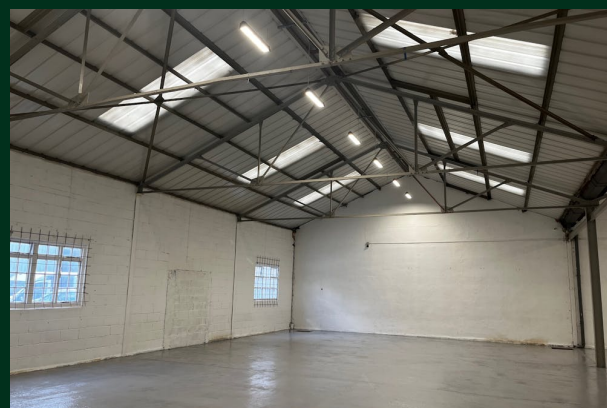
## Location

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 bypass) 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.



## Viewing & Further Information

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