

TO LET UNIT Q2 3,611 SQ FT (335.47 SQ M)





## A GROUND FLOOR INDUSTRIAL/WAREHOUSE UNIT WITH 2-STOREY OFFICES TO THE FRONT.

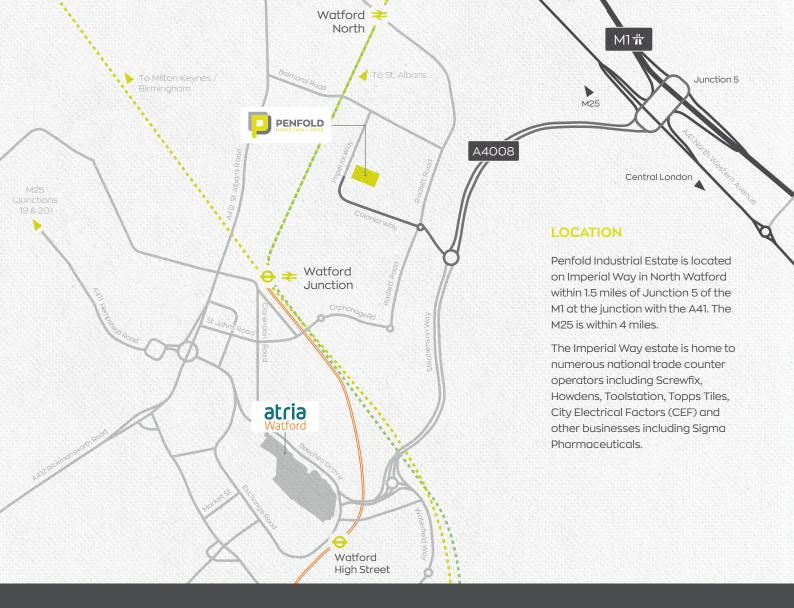
#### **DESCRIPTION**

- Industrial/warehouse area 1,979 sq ft / 183.86 sq m
- Ground Floor Office817 sq ft / 75.90 sq m
- First Floor Office 815 sq ft / 75.72 sq m

Gross Internal Floor Areas

#### **FEATURES**

- Within 1.5 miles of Junction 5 of M1
- 2 storey offices to front (1,632 sq ft)
- Loading door with electric shutter to side
- 5 parking spaces
- Male and Female WC's



#### **TERMS**

Available on a new effective full repairing and insuring lease for a term to be agreed

#### **RATES**

Rates should be verified with Watford Council (01923 226400).

# REPAIR AND MAINTENANCE OBLIGATIONS

The Landlord maintains the exterior of the premises through the service charge. The tenant must maintain the premises in good and substantial repair.

#### **RENT**

On application.

#### **SERVICE CHARGE**

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, waste removal and maintenance of the common areas of the estate.

#### **VAT**

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.

#### **EPC RATING**

C60

#### **VIEWING**

By appointment only.



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