

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Ground floor business/storage space

Ground floor, 9 Shakespeare Industrial Estate, Acme Road, Watford, WD24 5RW

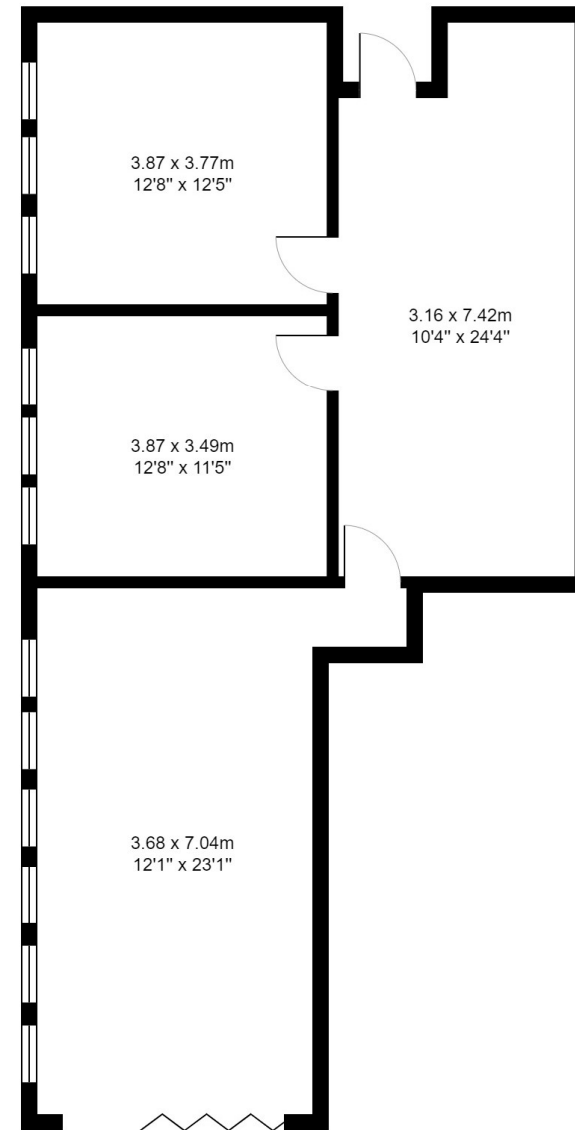


ACCOMMODATION

Gross internal
area

Sq ft Sq m

Total **835** **77.6**



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

- ✓ 2 car parking spaces
- ✓ Gas central heating
- ✓ Electric roller shutter
- ✓ LED lights in the offices

LOCATION

The property is on the Shakespeare Industrial Estate, which is accessed via Acme Road directly off Leavesden Road, approximately one mile north of Watford Junction Station and the Town Centre. Road communications are excellent, with both Junction 19 and 20 of the M25 being a conveniently short driving distance.

DESCRIPTION

The accommodation is made up of storage and office space and situated on the ground floor of a two storey end-terraced business unit that benefits from windows on the side elevation giving good natural light with good internal height within the storage area and loading via an electric roller shutter plus rear access. The space benefits from kitchenette and WC's.

TERM

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

RENT

£20,000 per annum inclusive of business rates

VAT

We understand that VAT is not currently payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

E-114

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