

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

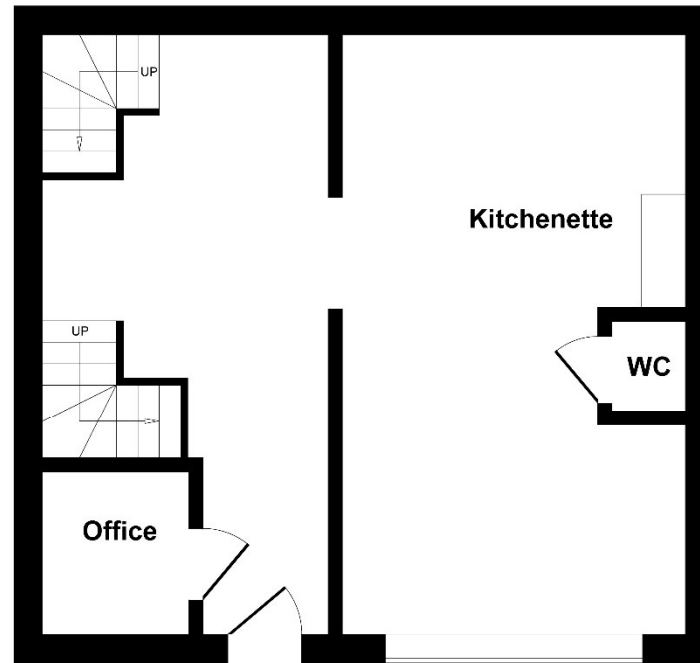
Affordable workshop/storage  
unit

The Barn, Units J&M, Cecil Street, Watford, WD24 5AP

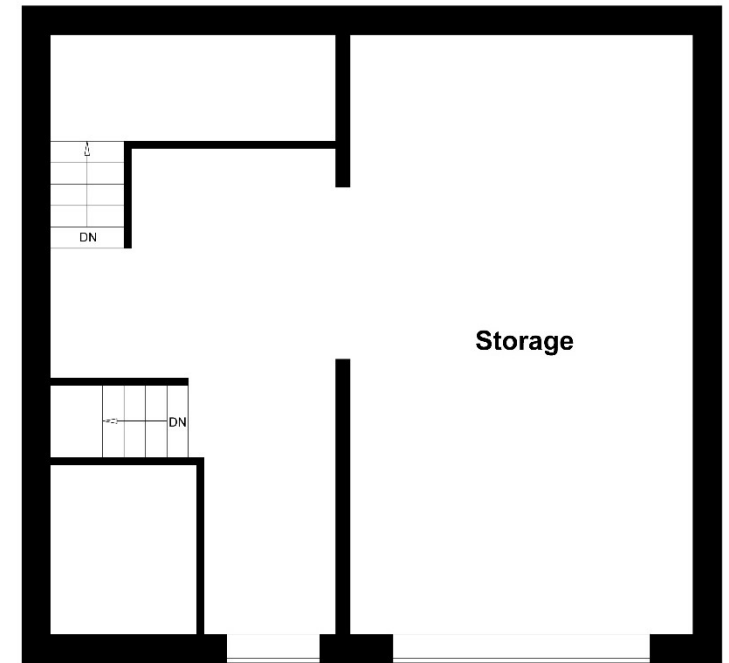


ACCOMMODATION

2,579 sq ft GIA (239.59 sq m)



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

## AMENITIES

- ✓ Roller shutter
- ✓ 2 allocated car parking spaces
- ✓ WC facilities
- ✓ Partitioned office

## LOCATION

The property is situated on Cecil Street which runs between Leavesden Road and St Albans Road in North Watford.

Well located with local transport facilities and shops, together with easy access to Watford Town Centre, Watford Junction Railway Station, the M1, M25 etc.

## DESCRIPTION

Single storey workshop/storage unit with a gross internal floor area of approximately 2,132 sq ft / 198 sq m plus first floor storage area of approximately 470 sq ft / 43.66 sq m.

## TERM

The space is available for a term of up to 3 years. The lease will be outside the security provisions of the Landlord & Tenant Act 1954 (as amended)

## RENT

£22,000 per annum exclusive

## RATES

Rateable value: £20,000 Rates payable: £9,980. Rates payable should be verified with Watford Council Tel: 01923 278466

## VAT

We understand that VAT is payable on the rent

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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