

# UNIT 3

BROOKSIDE, WATFORD, WD24 7QJ

  
ARROGANCE  
ACCESSORIES

UNIT 3, BROOKSIDE COLNE WAY TEL: 01923 288216

F O R E S T  
R E A L E S T A T E

INCORPORATING **Smiddy & Co**

ENTRANCE

3

Unit 4  
01923 445550



# TO LET

## 4,152 SQ FT

### Modern Two Storey Business / Industrial / Storage / Trade Counter Unit

#### Key Features

- Junction 5 of M1 Motorway  
Within Half A Mile
- Electric Hoist & Cage To Load  
Onto First Floor
- Comfort Cooled & Gas Centrally  
Heated Offices
- Solar Energy
- Fitted Kitchen
- 3 Phase Power

**Unit 3, Brookside**  
Watford, WD24 7QJ





## Description

A modern two storey business unit comprising of steel portal frame with brick and insulated profiled metal clad and powder coated double glazed elevations under a metal clad roof.

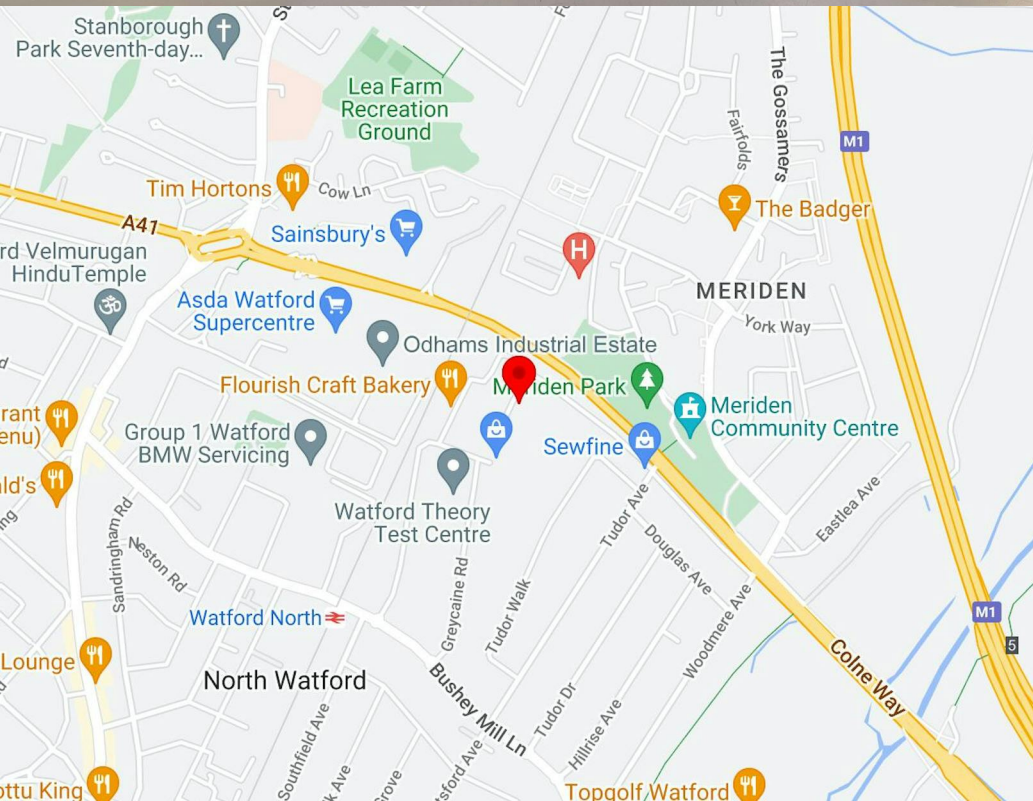
The unit has the benefit of comfort cooled and gas centrally heated offices, fitted kitchen, solar and 3 phase power, electric hoist and cage to load goods onto the first floor, loading door and allocated car parking.

## Location

Located on Colne Way in a prominent position immediately adjacent to the A41, situated on the junction of Tudor Avenue, between the M1 Motorway (J5) and the Dome roundabout.

The property also enjoys good access to the M25 at (Junctions 19 and 20) and thereby to the National Motorway network, Luton, Stansted, Heathrow and Gatwick Airports,

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles as is the Town Centre





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Storage	2,178	202.34
1st - Office and storage	1,974	183.39
<b>Total</b>	<b>4,152</b>	<b>385.73</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£50,000.00 per annum	
<b>Rates</b>	£6.77 per sq ft	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Applicable	
<b>EPC</b>	C (74)	

# Contact

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

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