

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

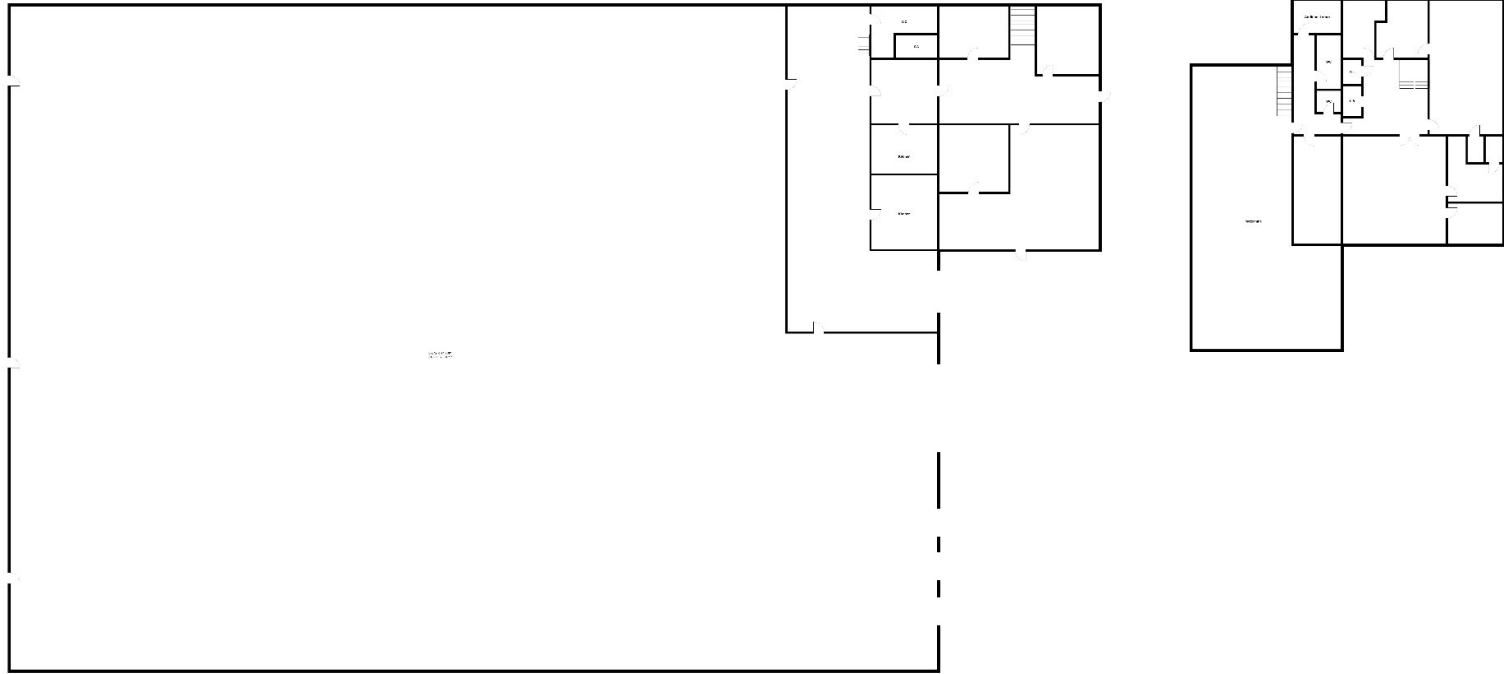
Detached modern  
industrial/warehouse premises

14 Rhodes Way, Watford, WD24 4YW



## ACCOMMODATION

	Sq ft	Sq m
Warehouse	18,702	1,737
Ground floor offices	2,166	201
First floor offices	2,166	201
First floor WC and storage	636	59
Mezzanine showroom	1,805	167
<b>Total</b>	<b>25,475</b>	<b>2,366</b>



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.

## LOCATION

The property is located at the top end of Rhodes Way, a spur road off Colonial Way, which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1 mile). Junction 19 of the M25 is circa 3 miles both providing access to the national motorway network. Watford Junction Station (circa 1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

## PRICE

£7,700,000 for the Freehold interest.

£485,000 per annum exclusive to rent. A new lease for a term to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## BUSINESS RATES

Rateable value: £250,000. Rates payable 24/25: £136,500. Interested parties should verify the rates payable with Watford Borough Council.

## DESCRIPTION

The property, which is entirely self-contained, on a site of some 1.125 acres, comprises a detached modern single storey industrial/warehouse with two storey offices to the front. The property benefits from a secure yard via an electric operated gate, where vehicles also have access around the building. The warehouse totals approximately 18,702 sq ft (1,737 sq m) with a partition walled area providing separate picking and packaging/storage/workshop space. The warehouse also benefits from a minimum eaves height of approximately 5.8 metres and accessed by four roller shutters plus separate canteen and WC facilities.

The ground floor offices are fully air-conditioned and DDA compliant, with access via a main entrance and side entrance. Made up of a combination of open plan and individual offices including board room and staff canteen. The ground floor benefits from a lift, disabled WC and additional WC facilities.

The first floor offices are a combination of open plan and individual offices including CEO's office and archive room. Benefitting from a high specification to also include air-conditioning, suspended ceiling with recessed lighting, and male and female WC's. There is also a mezzanine area of approximately 1,805 sq ft currently used as a showroom.

## VAT

We understand that VAT is payable on the purchase price or rent.

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