

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

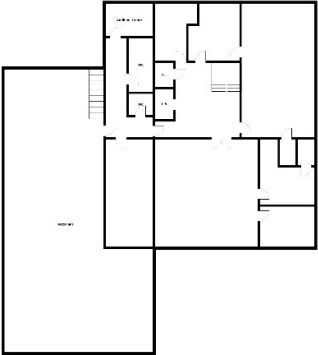
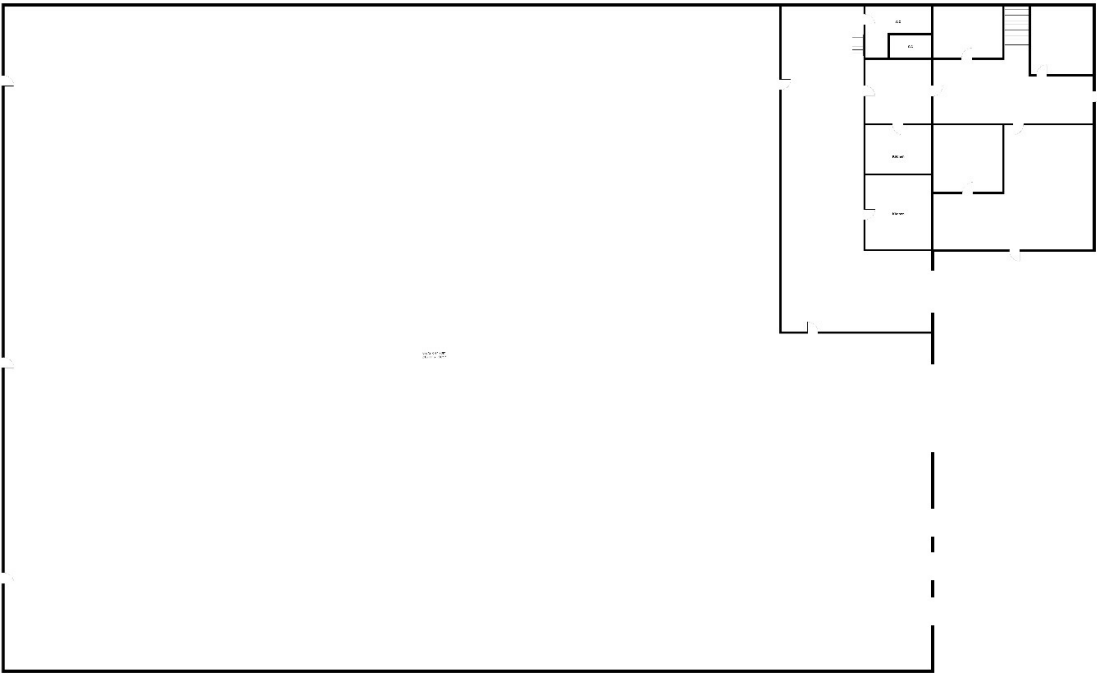
Detached modern
industrial/warehouse premises

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
Total	25,475	2,366



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

£6,950,000 for the Freehold interest.

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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