

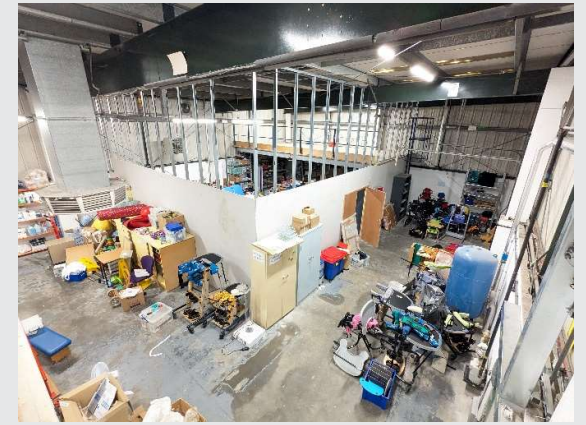
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Detached warehouse premises
currently fitted as medical

Tandy House, Regal Way, Watford, WD24 4YJ



	Sq ft	Sq m
Ground floor warehouse	1,930	179.3
Ground floor office/treatment rooms	2,556	237.45
First floor office	1,498	139.17
Total	5,984	555.93
Mezzanine	1,190	110.53

LOCATION

The property is located on Regal Way, a spur road off Imperial 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 1.5 miles). Junction 19 of the M25 is circa 3 miles. Watford Junction Station (1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Comprises a modern detached warehouse unit with two storey offices/treatment rooms to the front on a site area of approximately 0.3 acres. The minimum height under the haunch is approximately 4.28m/13'8" and to the eaves 4.7m/15'7". The warehouse space to the rear is served by a roller shutter with a width of approximately 10'8" and a height of 9'8". In addition there are two good quality storage mezzanines totalling approximately 1,550 sq ft, but with a height of some 8 ft under the mezzanines. The front two storey section of offices, and treatment rooms have kitchen and WC facilities and the additional facility of wall-mounted and ceiling air-conditioning units in most of the rooms, together with LED lighting within suspended ceilings. There is a yard area, loading via a roller shutter door together with 23 car parking spaces.

PRICE

£1,750,000 for the Freehold interest, with vacant possession.

RATES

Rateable value: £62,500. Rates payable 23/24: £34,125. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not currently payable on the purchase price.

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