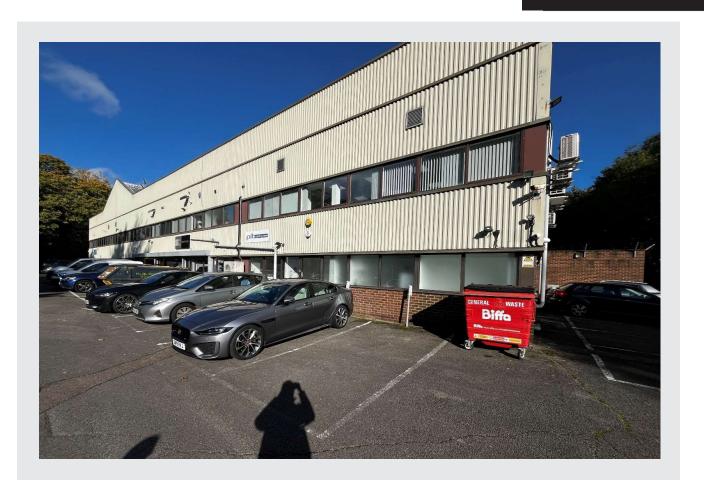
PERRY HOLT

PROPERTY CONSULTANTS

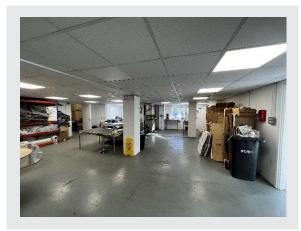
TO LET

Workshop /storage with parking

Unit C1, 3 Regal Way, Watford, WD24 4YJ







AMENITIES

- ✓ Workshop / storage unit
- ✓ Parking for two cars
- Situated on a prominent industrial estate
- ✓ Small office suite

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.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET RICKMANSWORTH HERTS WD31AY

perryholt.co.uk

DESCRIPTION

An opportunity to let a workshop / storage unit of approximately 1,417sqft, which benefits from CCTV installed, kitchenette area, W/C facilities and a small suite. There is also parking for two cars.

RENT

£18,500 per annum exclusive

LEASE

This property is available by way of a sublet of our client's lease, which ends in November 2028. No breaks.

VAT

We understand that VAT is payable on the rent.

BUSINESS RATES & SERVICE CHARGE

£8,000 - Includes business rates and estate charge

UTILITIES TO BE BILLED ACCORDINGLY

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