

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Warehouse premises with offices
and car parking

Unit 34, Orbital 25, Dwight Road, Watford, WD18 9DA

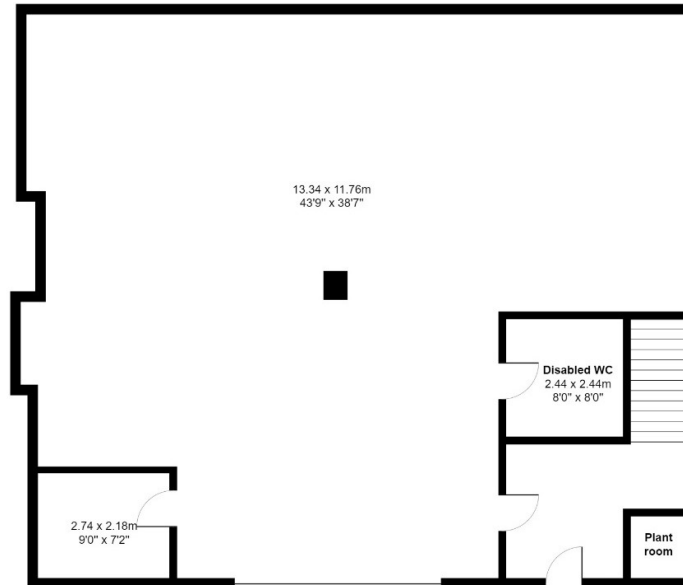




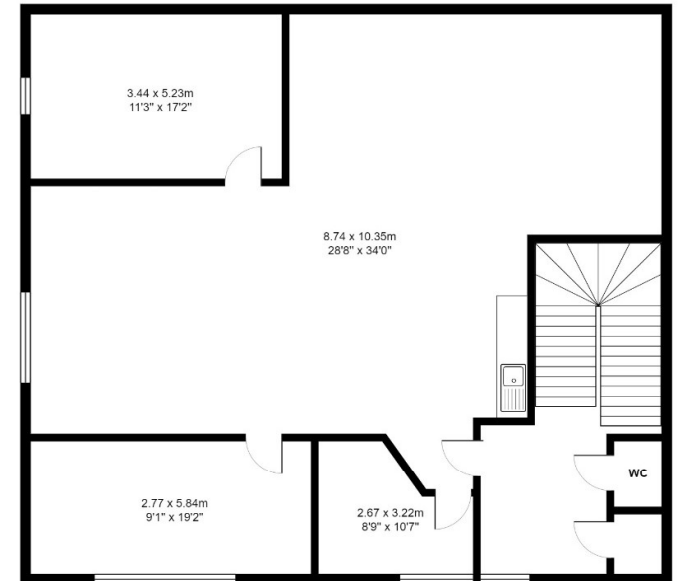
ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,702	158.12
First Floor	1,637	152.08
Total:	3,339	310.2

Ground Floor



First Floor



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.

KEY FEATURES

- ✓ State of the art security system
- ✓ Parking for 6 cars
- ✓ Modern offices in an open plan style
- ✓ Minimum eaves approximately 11.7 ft

LOCATION

The property is situated on Orbital 25 Business Park, which is a modern gated development situated just off Tolpits Lane (A4145) between Watford and Rickmansworth. Orbital 25 sits within a wider well established employment location which is home to the likes of Camelot Lottery, Wenzels Bakery, Travis Perkins. It is located approximately 4 miles from Junctions 17 & 18 of the M25 providing excellent access to the national motorway network. Rickmansworth Station is nearby providing fast and regular services to the West End and the City (Metropolitan Line) and Marylebone (Chiltern Line), Watford Junction Station is approximately 2.6 miles away and serves London Euston (15 minutes approximately) the Midlands and the North.

VAT

We understand that VAT is not payable on the rent

DESCRIPTION

Unit 34 comprises a modern very secure two storey end of terrace warehouse and office unit that has been extensively refurbished throughout to a very high standard. The ground floor warehouse is accessed via a steel reinforced roller shutter loading door which has an external anti-ram barrier. Internally the warehouse benefits from an intruder alarm with additional vibration sensors and smoke cloak devices. The warehouse is of steel frame structure which supports the first-floor office space, offering a large open plan office area with 3 demountable partitioned offices. The first floor office space is air conditioned and benefits from a kitchenette and W/C facilities, where the ground floor also has a DDA W/C. The property benefits from 6 allocated parking spaces and loading area.

TERM

A new lease for a term to be agreed.

RENT OR SALE

£55,000 per annum exclusive or £975,000 for the freehold interest

RATES

Rateable value: £49,250. Rates payable: £25,575.75. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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