

UNIT 4

6C SHAKESPEARE INDUSTRIAL ESTATE, WATFORD, WD24 5RR

FOREST
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TO LET

2,180 TO 10,723 SQ FT

To Let - Storage / Industrial accommodation offering flexible space

Key Features

- 2 roller shutter doors
- 3 phase power
- Total of 12 car parking spaces
- Easy access to M1 & M25 Motorways

Unit 4, 6C Shakespeare Industrial Estate
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Description

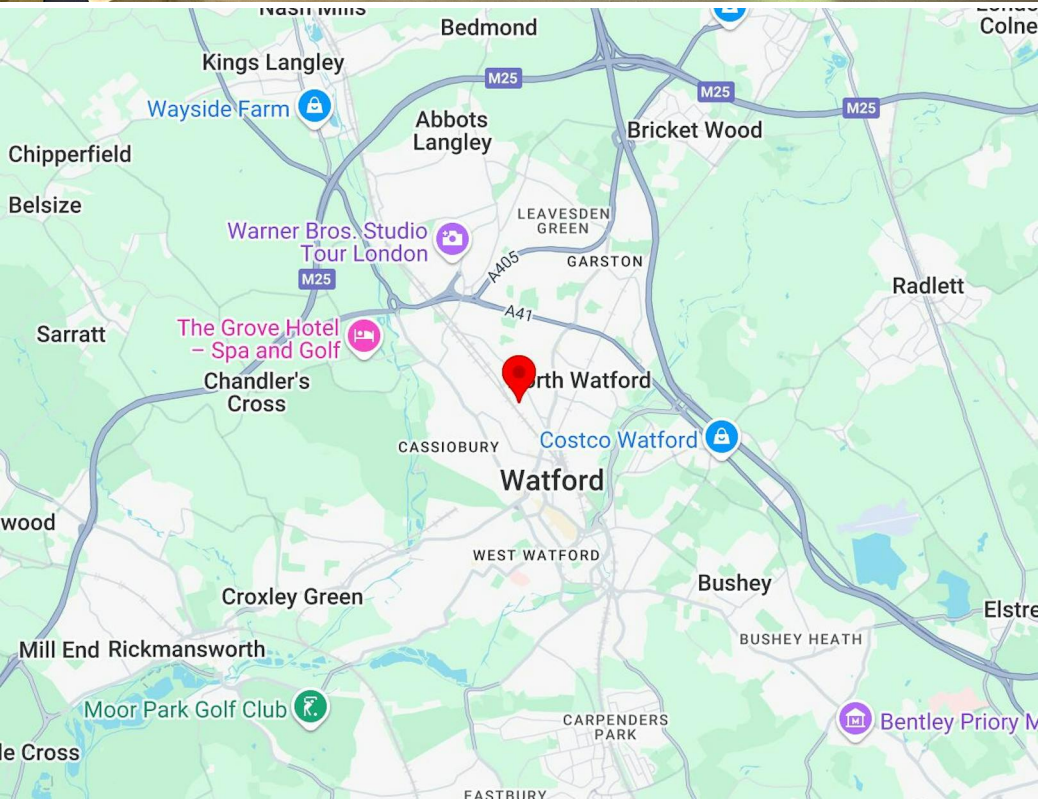
The property comprises a self contained Industrial/Warehouse building formerly 3 individual units that have been interconnected and totalling 10,723 ft² on the ground floor. It therefore can be sub-divided to provide space from 2,180 ft². Part single storey brick built unit with good floor to ceiling height and a pitched open raised roof with a mezzanine. The main building is also a brick built Industrial/Warehouse arranged into two areas on the ground floor with tail board loading. The building benefits from 12 car parking spaces and 2 roller shutter loading doors.

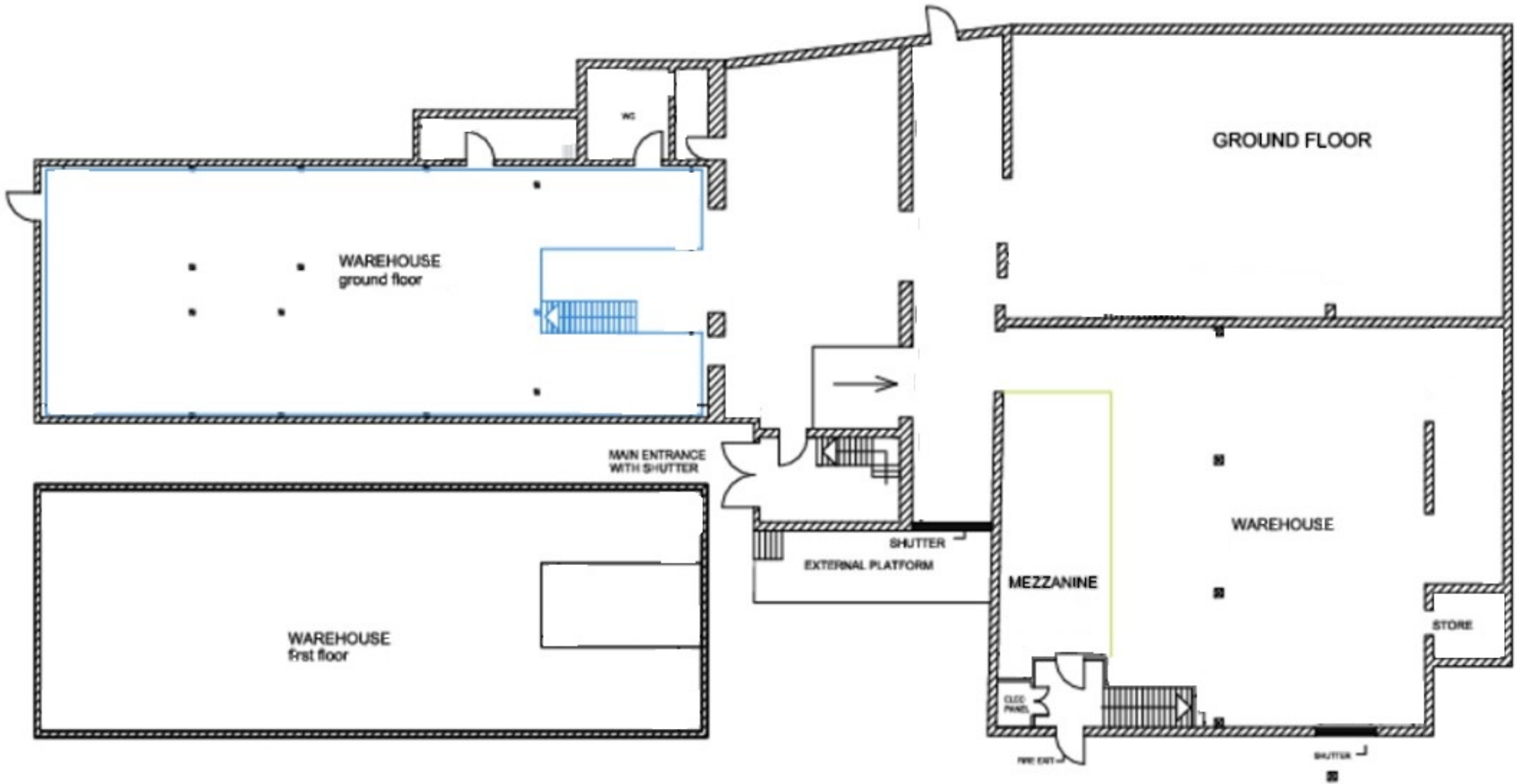
Location

The property is on the Shakespeare Industrial Estate, which is accessed via either Shakespeare Street or Acme Road directly off Leavesden Road, approx. 1½ miles north of the Town Centre.

Road communications are excellent, with both M1 (Junction 5) and M25 (Junctions 19 and 20) Motorways being a short driving distance.

Watford Junction Railway Station (Euston 18 minutes) is approx. 1.5 miles.





Availability

Lease New Lease

Rent £12 - £14 per sq ft

Rates Rates to be assessed

Service Charge N/A

VAT Applicable

EPC D

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