

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

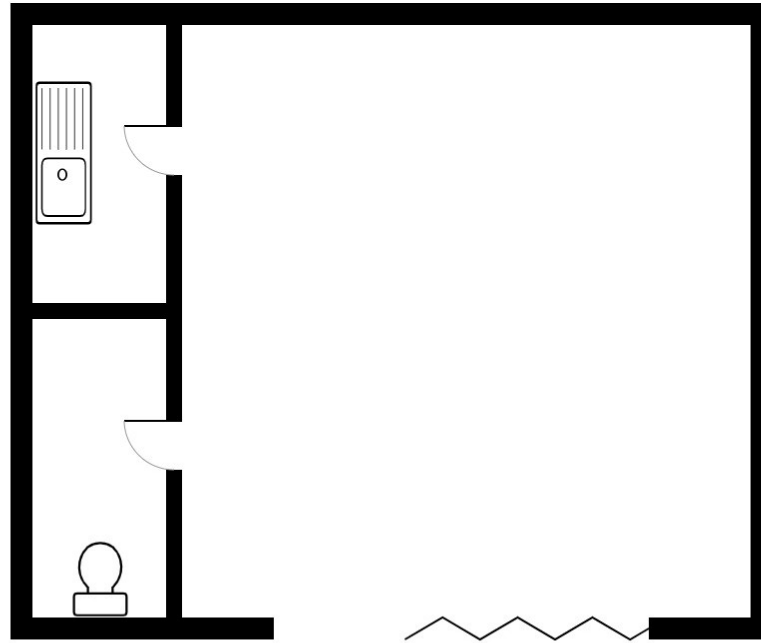
Affordable workshop/storage
unit

Unit 14, Riverside Works, Riverside Road, Watford,
Hertfordshire, WD19 4HY



ACCOMMODATION

Warehouse 460.60 sq ft 42.8 sq m
inc. W/C &
Kitchen



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.

AMENITIES

- ✓ Roller shutter door
- ✓ Situated within a gated estate
- ✓ Kitchen
- ✓ W/C Facilities

LOCATION

The premises are situated on a small secure industrial estate accessed via Riverside Road, just off Wiggshall Road. The premises enjoy access to the M1 via Aldenham Road and the M25 Junction 19 and are located just outside Watford Town Centre.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The premises principally comprises of a brick built single storey workshop/storage unit with kitchen and W/C accessed via a roller shutter.

TERM

A license agreement for a term to be agreed with the Landlord.

RENT

£10,000 per annum exclusive.

SERVICE CHARGE

£873 per annum exclusive to include buildings insurance, communal bin collection and general maintenance.

RATES

Rateable value: £7,300. Rates payable 23/24: £3,642.70. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not currently payable on the rent

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