

TO LET - 7,785 Ft² (723 M²)

Modern High Bay Warehouse Unit

**Bay 1, 3 Caxton Way, Watford Business Park,
Watford, Hertfordshire. WD18 8UA**



- 8.5m Min. Eaves
- 2 Loading Doors
- 3 Phase Power
- Fully Lit
- Small office
- Parking



www.smiddyproperty.co.uk

Hemel Hempstead
01442 601007

Leighton Buzzard
01525 623007

Watford
01923 911007

LOCATION

Located on Watford Business Park in an area undergoing major improvement. The M1 Motorway (Junction 5) is approx. 3½ miles, M25 (Junctions 18 & 19) approx. 5 miles and thereby to national motorway network, Heathrow, Gatwick, Luton & Stansted Airports.

A regular bus service connects to Watford Town Centre and Watford Junction Station (Euston 18 mins.). The Croxley Metropolitan Line Station is within 1.5 miles (Baker Street 39 minutes).

DESCRIPTION

The property comprises a single storey self-contained warehouse of 7,785 ft² constructed of steel portal frame that has recently been fully reclad compliant with current building and thermal requirements / regulations. It also has the benefit of loading doors to both the front and rear.

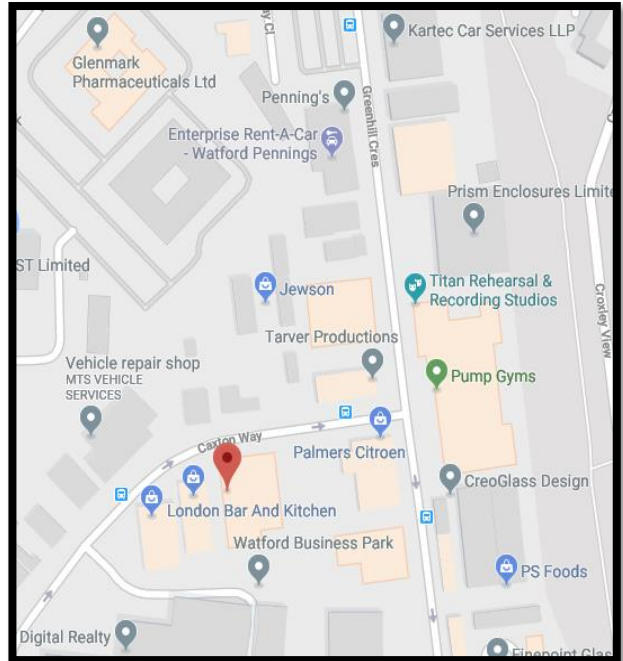
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is B50.

AMENITIES

The building benefits from: -

- 8.5m min. eaves
- 2 Loading doors
- Three phase power
- HGV access
- Office with kitchen
- Lighting
- Male & Female WC's
- Parking



LEASE

A new effective full repairing and insuring lease for a term of 6 years to be contracted outside the security provisions of the Landlord & Tenant Act 1954 (as amended). There will be a rent review at the 3rd year to open market value (upward only) and a mutual break option at the end of the 3rd year subject to 6 months prior notice.

RENT

On application.

VAT is payable.

VIEWING

Strictly by appointment via sole agent:

RATES

Rateable Value: £35,250

Rates Payable (2018/19): £16,920 per annum.

Interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 226400.

SERVICE CHARGE

There will be a service charge to cover the running costs, maintenance & repairs, of common parts of the estate.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.



01923 911007
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WATFORD

Brookside Works
1a, Local Board Road
Watford, Herts. WD17 2JP

LEIGHTON BUZZARD

Unit 1, Wingbury Business Village
Wingrave, Bucks. HP22 4LW