



Refurbished Warehouse/ Industrial unit close to Junction 5 of M1

Unit N

Penfold Industrial Park, Imperial Way,
Watford, WD24 4YY

Industrial, Light Industrial,
Warehouse

TO LET

4,355 sq ft

(404.59 sq m)

- Electric roller shutter
- 5 parking spaces
- First floor offices
- Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco
- Within 1.5 miles of Junction 5 of M1

Unit N, Penfold Industrial Park, Imperial Way, Watford, WD24 4YY

Summary

Available Size	4,355 sq ft
Rent	£76,213.00 per annum
Rates Payable	£33,088 per annum Estimated rates payable 2024/2025
Rateable Value	£63,000
Service Charge	£9,576.16 per annum includes external repairs to the building.
EPC Rating	93

Description

A ground floor industrial/warehouse unit with first floor offices. The property is to be refurbished and a new roof has recently been installed.

Location

Penfold Industrial Park is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Industrial/Warehouse	3,419	317.64
1st - Office	936	86.96
Total	4,355	404.60

Viewings

Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)

Terms

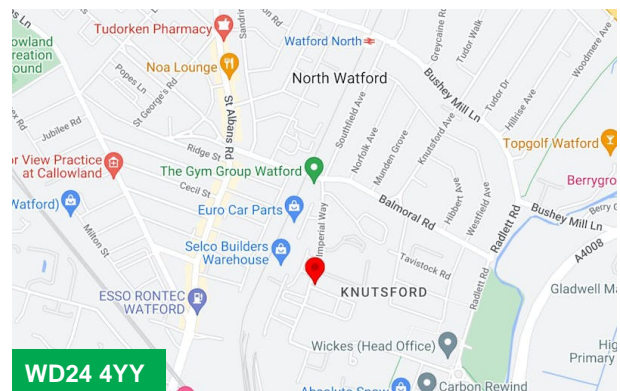
Available on a new internal repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, and maintenance of the common areas of the estate.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Paul Felton

01923 604024 | 07802 861528
paul.felton@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH