

14 GREYCAINE ROAD

WATFORD, WD24 7GP

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

TO LET

10,453 SQ FT

Single Storey Industrial / Warehouse

Key Features

- 4.21m clear eaves
- LED lighting
- Rear yard (approx. 2,000 sq ft)
- 3 Phase power
- Two powered loading doors (3.16m wide X 3.25m high).
- 1.5 miles of M1 Motorway (J5)
- Mains Gas

Unit 1, 14 Greycaine Road
Watford, WD24 7GP





Description

A semi detached single storey warehouse of steel frame construction arranged in two bays with brickwork to the front and concrete floor throughout. This is set beneath an insulated and profiled metal roof incorporating 10% roof lighting supported on steel trusses and lit by LED lighting.

Loading is provided by way of two new powered doors to the front elevation (3.12m X 3.7m high) and there is also vehicle access to the yard at the rear of the property suitable for storage or vehicle parking.

Location

The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted & Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Decor Tiles, Dulux and Herts Traffic Management.



Availability

Lease	New Lease
Rent	£100,000 per annum
Rates	Interested parties are advised to make their own enquiries with the Rating Department of Watford Council: - T: 01923 278187 E: nndr@watford.gov.uk
Service Charge	N/A
VAT	Not applicable
EPC	D (77)

Contact

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