



**AITCHISON
RAFFETY**



- Secure Yard
- Concertina Loading door Width of 4.07 x Height 3.73m
- Storage and Office
- 3 Phase Power
- Kitchen / Break Out Area
- Highest Point of 7.25m

Ian Archer
ian.archer@argroup.co.uk

Elliot Lusby-Park
Elliot.lusby-park@argroup.co.uk

01923 210733

Unit 15-17, Moor Park Industrial Centre, Tolpits Lane, Watford, WD18 9SP

Open Plan Industrial Unit with Secure Yard

Approx. 9,966 Sq Ft (925.84 Sq M)

To Let

Unit 15-17, Moor Park Industrial Centre, Tolpits Lane, Watford, Hertfordshire, WD18 9SP



Description

The property comprises a single storey warehouse of concrete frame construction with brick elevations. The unit used to be two separate units however have since been knocked through and comprises one large unit. The unit benefits from a WC and kitchen facility as well as a Concertina Loading door that measures a Width of 4.07 x Height 3.73m.

Location

The property is located in West Watford within the established commercial area of Tolpits Lane and on the border of Rickmansworth.

The main Watford Junction railway station provides a fast service to London Euston as well as to Birmingham. Croxley Station is within about a 15 minute walk

Floor Area

Ground Floor	9,886 Sq Ft	918.41 Sq M
First Floor Mezzanine	248 Sq Ft	23.04 Sq M
Yard Space	3,165 Sq Ft	294.03 Sq M

Rent

£140,000 per annum exclusive

Business Rates

We understand the current rateable value is £87,000 with rates payable in the order of £47,502 per annum.

VAT

All quoted prices are subject to VAT

Energy Performance Rating

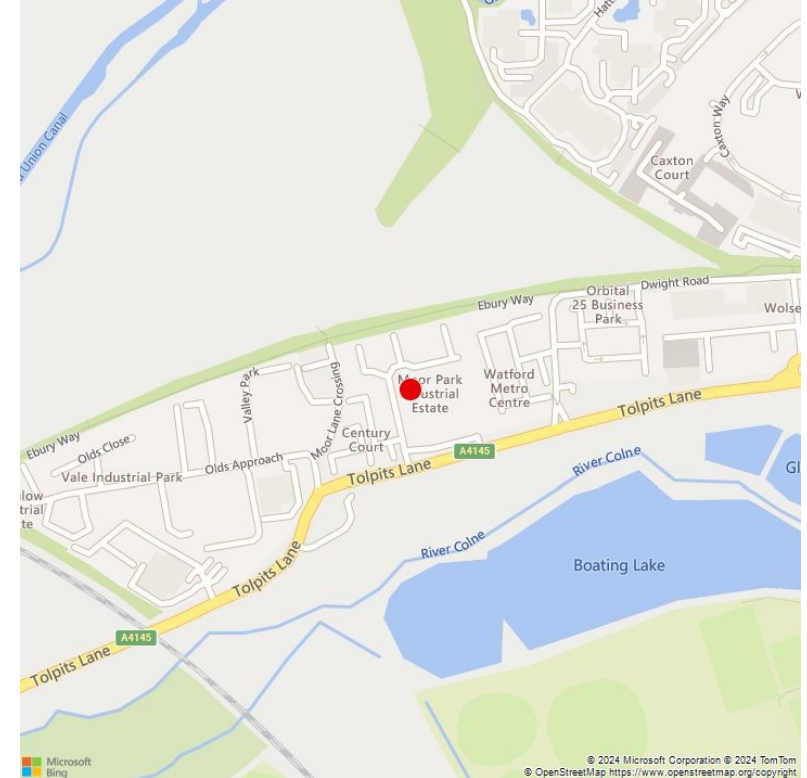
Awaited

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer 01923 210733 - ian.archer@argroup.co.uk or
Elliot Lusby-Park 01923 210733 elliott.lusby-park@argroup.co.uk



www.argroup.co.uk



RICS

INVESTORS IN PEOPLE
We invest in people Silver



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.