



Warehouse/ industrial unit located close to Junction 5 of the M1

Unit Q3

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

**Industrial, Light Industrial,
Warehouse**

TO LET

3,605 sq ft

(334.92 sq m)

- Electric roller shutter
- 4 parking spaces
- Male and female WCs
- Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco
- Within 1.5 miles of Junction 5 of M1

Unit Q3, Penfold Industrial Park, Imperial Way, Watford, WD24 4YY

Summary

Available Size	3,605 sq ft
Rent	£64,890 per annum
Rates Payable	£18,076 per annum Estimated rates payable 2023/24
Rateable Value	£45,500
Service Charge	£8,703.76 per annum Includes external repairs to the building including the roof
EPC Rating	C (65)

Description

A ground floor industrial/warehouse unit. 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	3,605	334.92
Total	3,605	334.92

Viewings

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

Terms

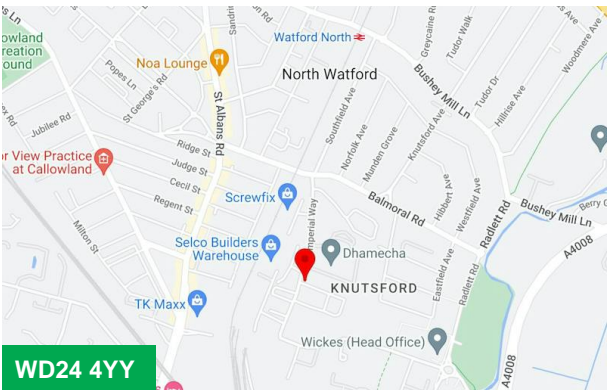
Available on a new internal repairing and insuring lease for a term to be agreed.

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

Paul Felton

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

Philip Cook

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

Stimpsons

01923 252188

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