



## Light Industrial Unit To Let

### Unit 3 Vale Industrial Park

Tolpits Lane, Watford, WD18 9QP

Light Industrial, Warehouse

# TO LET

**2,693 sq ft**

(250.19 sq m)

- 7 car parking spaces
- Minimum eaves height 3.38 metres
- Loading door
- 3 phase power
- CCTV estate monitoring
- Security gate access outside normal working hours
- WC facilities

# Unit 3 Vale Industrial Park, Tolpits Lane, Watford, WD18 9QP

## Summary

<b>Available Size</b>	2,693 sq ft
<b>Rent</b>	£49,850.00 per annum
<b>Rates Payable</b>	£10,760 per annum Based on 2023 rateable value. Rates payable 2024/25
<b>Rateable Value</b>	£30,250
<b>Service Charge</b>	£1,693.94 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Vale Industrial Park is a private estate with security gates which are shut outside normal working hours. 24 hour access is provided to occupying tenants.

The property comprises a single storey light industrial/warehouse unit with small mezzanine storage.

## Location

Vale Industrial Park is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres. Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan

Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

## Accommodation

The accommodation comprises the following gross internal areas:

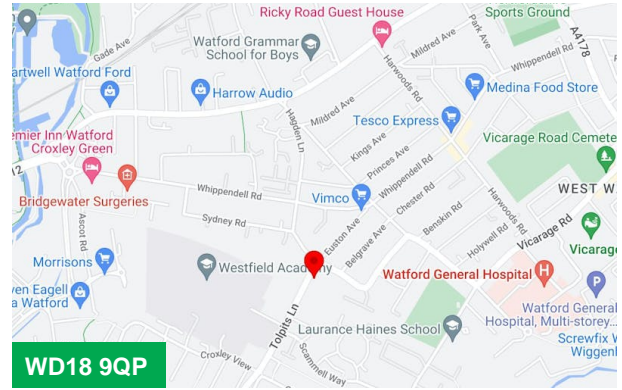
Name	sq ft	sq m
Ground	2,198	204.20
Mezzanine	485	45.06
<b>Total</b>	<b>2,683</b>	<b>249.26</b>

## Viewings

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

## Terms

The unit is available on a new lease for a term to be agreed.



## Viewing & Further Information

### 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