



Detached Industrial unit on 0.86 acres

10-12 Caxton Way

Watford, WD18 8JY

Industrial, Light Industrial,
Warehouse

TO LET / FOR SALE

18,472 sq ft

(1,716.10 sq m)

- 7.9m eaves to unit 1
- 5.8m eaves to unit 2
- To be refurbished
- 3 full height loading doors
- Ample parking and yard areas

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Summary

Available Size	18,472 sq ft
Rent	£300,000 per annum
Price	Offers in excess of £1,750,000
Rates Payable	£81,920 per annum
Rateable Value	£160,000
VAT	Applicable
EPC Rating	Upon Enquiry

Description

A detached industrial/warehouse unit on Watford Business Park totalling 18,472 sq ft on a site of 0.86 acres

Location

Watford Business Park is located 3 miles to the south west of Watford town centre.

Watford is located 12 miles north west of Central London. The town is well served by communication links with Junction 5 of the M1 motorway and Junction 18 of the M25 within 4.5 miles.

There is a bus service (W30) linking Watford Business Park with Watford Metropolitan Station (on the London Underground) and Watford Junction Station.

Accommodation

The accommodation comprises the following approximate gross internal areas:

Name	sq ft	sq m
Unit - 1 - Workshop	8,612	800.08
Unit - 1 - offices	4,636	430.70
Unit - 2 - Workshop	4,494	417.51
Unit - 2 - Offices	730	67.82
Total	18,472	1,716.11

Tenure

The property is owned on a ground lease expiring in December 2068.

The ground rent payable is £45,254 pa subject to review in June 2046.

A longer ground lease may be available by negotiation with the freeholder.

Terms

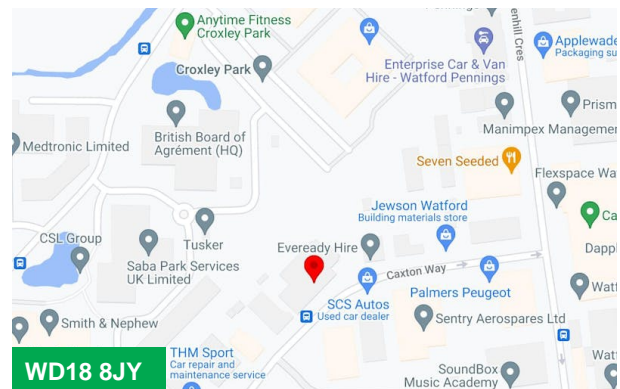
The property is available to lease on a new FRI lease for a term to be agreed. The quoting rent is £300,000 per annum on the basis that the landlord fully refurbishes the building to an agreed specification.

Alternatively the ground lease (expiring December 2068) is available to purchase.

Offers in excess of £1.75 million are invited to acquire the ground lease, with the property in its current condition.

Viewings

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



Viewing & Further Information

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