

TO LET

Newly Built Light Industrial / Storage Units
UNITS FROM 2,810 TO 6,522 SQ FT

IMPERIAL WAY

UNIT 4
UNDER OFFER

UNIT 3

UNIT 2



HATHAWAY ESTATE

IMPERIAL WAY, WATFORD WD24 4AZ

UNITS 2 & 3 CAN BE COMBINED



Unit 1



Unit 2/3 (Similar Layout)



Unit 4

DESCRIPTION

The development comprises, 4 modern, light industrial/storage units of steel portal frame construction, with profile sheet metal cladding and part blockwork elevations, all arranged over the ground floor with an impressive clear eaves height 7m. The units are accessed by an electric roller shutter door serviced by a dedicated loading and benefit from parking bays.

ACCOMMODATION

	Sq Ft	Sq M	Parking	EPC	Rent Per Annum
Unit 1	2,858	265.51	4	A-25	£62,876
Unit 2	3,261	302.96	5	B-41	£71,742
Unit 3	3,261	302.96	5	B-45	£71,742
Unit 4					Under Offer

All measurements are based on an approximate gross internal area (GIA)



CLEAR EAVES HEIGHT RISING FROM 7M TO 8.6M



ELECTRIC LOADING DOORS H: 4M X W: 3M



CONCRETE FLOOR



3 PHASE POWER & GAS



3 MIN TO WATFORD NORTH RAIL STATION



5 MIN TO M1 JUNCTION 5
10 MIN TO M25 JUNCTION 20



SAT NAV: WD24 4AZ

LOCATION

The development is located on Imperial Way, Watford which is a popular industrial district that is home to a number of businesses, including manufacturing, logistics, and distribution companies. The area is easily accessible via major roads such as the M1 and M25, and is serviced by public transportation, including several bus routes and Watford railway station.

TENURE

Leasehold

TERMS

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

VAT

All prices are subject to VAT.

BUSINESS RATES

Interested parties are advised to contact the local rating authority.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

For viewings & enquiries:

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