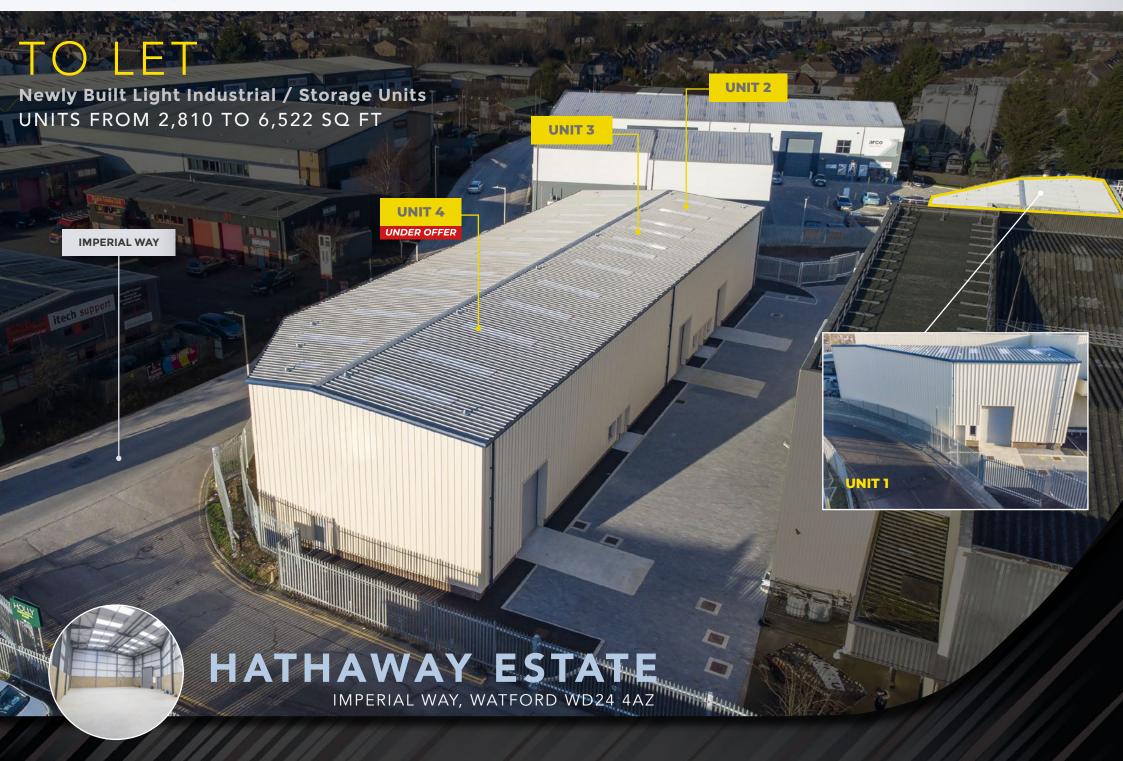
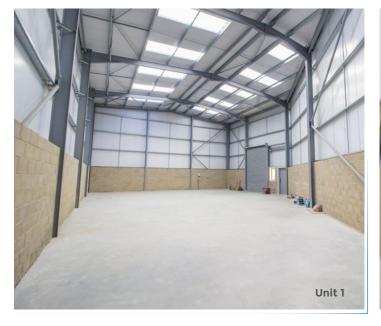
HATHAWAY ESTATE | WATFORD



UNITS 2 & 3 CAN BE COMBINED







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 North 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:

Dipesh Patel

Jack Pay

020 8075 1233 dp@telsar.com

020 8075 1238 jp@telsar.com

75 1238 020 3333

020 3333 2222 | info@telsar.com | www.telsar.com

TELS_\R...020 3333 2222

Telsar Ltd, Brook House, 54a Cowley Mill Road, Uxbridge, UB8 2QE

Misrepresentation

Telsar Ltd give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VA