



# WATFORD ENTERPRISE CENTRE 25 GREENHILL CRESCENT WATFORD

WD18 8XU

**bf.**

[brasierfreeth.com](http://brasierfreeth.com)

*High Quality Warehouses - To Let - 478 Sq.ft to 1,229 Sq.ft*

## KEY DETAILS

- Well situated within Watford Business Park
- Allocated parking
- Loading apron with up & over door
- Good eaves height of 4.5 metres
- 3 phase power
- WC facilities
- No motor trade allowed

## DESCRIPTION

Comprising modern single storey light industrial/storage units constructed of brick and block cavity elevations under an insulated roof.

The units mostly comprise a ground floor warehouse with ancillary office accommodation. The units benefit from allocated parking and an up and over loading door with associated loading apron.

## AMENITIES

|  |  |  |   |
|--|--|--|---|
| <br>Eaves Height -<br>4.5m | <br>Car Parking | <br>3 Phase Power | <br>Warehouse      |
| <br>Loading Door           | <br>Secure Site | <br>WCs           | <br>24 Hour Access |



Unit 10



Unit 11

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Warehouse

TO LET

## ACCOMMODATION





|                |                   |                  |
|----------------|-------------------|------------------|
| <b>Unit 10</b> | <b>Size Sq.ft</b> | <b>Size Sq.m</b> |
| Ground         | 478               | 44.41            |
| <b>Unit 11</b> | <b>Size Sq.ft</b> | <b>Size Sq.m</b> |
| Ground         | 480               | 44.59            |
| <b>Unit 16</b> | <b>Size Sq.ft</b> | <b>Size Sq.m</b> |
| Ground         | 616               | 57.20            |
| Mezzanine      | 161               | 15.00            |
| <b>Total</b>   | <b>777</b>        | <b>72.00</b>     |
| <b>Unit 20</b> | <b>Size Sq.ft</b> | <b>Size Sq.m</b> |
| Ground         | 961               | 89.27            |
| Mezzanine      | 268               | 24.89            |
| <b>Total</b>   | <b>1,229</b>      | <b>114.16</b>    |

These floor areas are approximate and have been calculated on a gross internal basis.

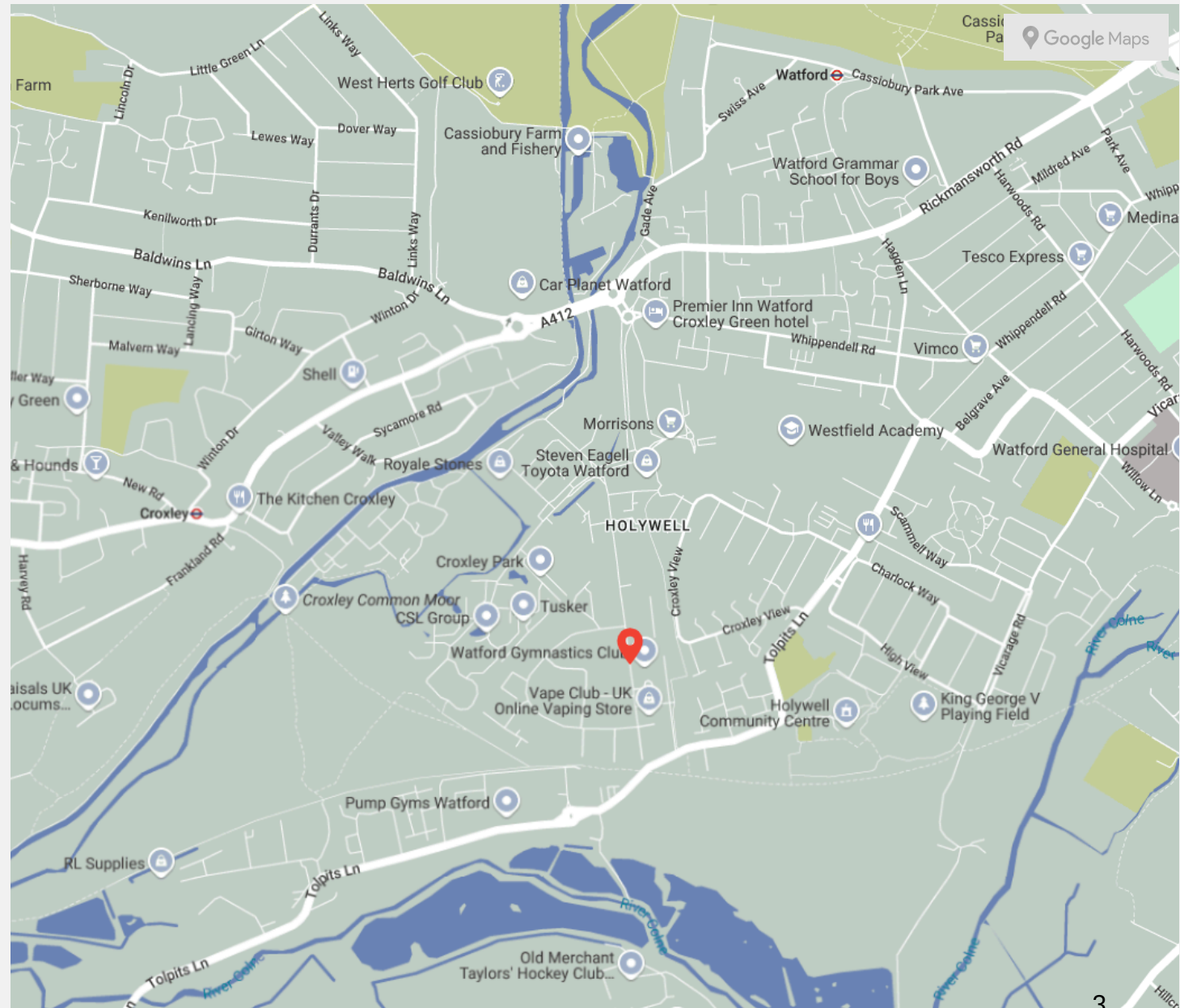
## LOCATION

The Watford Enterprise Centre fronts Greenhill Crescent, part of the Watford Business Park on the west side of the Town Centre, just off the Watford and Rickmansworth Road (A412) with access to the M25 via Junction 18 or 19 and the M1 via Junction 5.

## TRANSPORT

-  M25 (18/19) - 13 minutes drive
-  M1 (J5) - 15 minutes drive
-  Croxley underground - 4 minutes drive
-  Watford Junction - 9 minutes drive

All the above times are approximate.



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Warehouse  
**TO LET**

## TENURE

The units are offered to let on full repairing and insuring leases for flexible terms by negotiation.

## RENT

Unit 10 - £14,250 per annum exclusive

Unit 11 - £14,250 per annum exclusive

Unit 16 - £18,750 per annum exclusive

Unit 20 - £28,500 per annum exclusive

## SERVICE CHARGE

There is a service charge levied against the estate for communal parts and external fabric of the unit.

## EPC

Unit 10 - D 87

Unit 11 - E 107

Unit 16 - D 84

Unit 20 - D 89

## RATEABLE VALUE

The VOA website shows an entry in the current Rating List of:

Unit 10 - £8,800

Unit 11 - £8,400

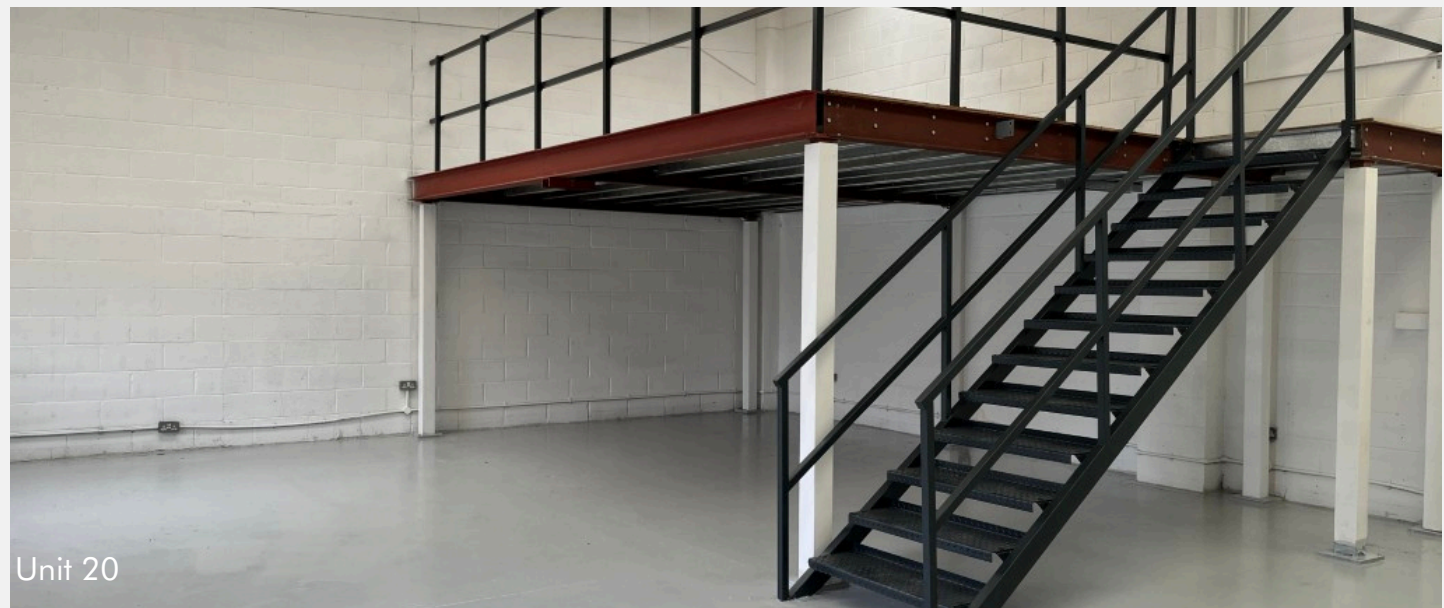
Unit 16 - £13,000

Unit 20 - £17,750

For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



# CONTACT

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