Stimpsons

Modern Warehouse Unit To Let

Unit 4

Finway Court, Whippendell Road, Watford, WD18 7EN

Warehouse

TO LET

2,364 sq ft

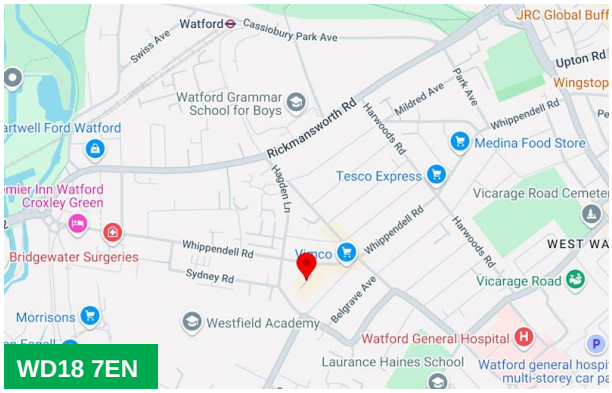
(219.62 sq m)

- 4 car parking spaces
- Roller shutter loading door
- 3 phase power
- Trade counter estate
- Kitchen and WC facilities

Unit 4, Finway Court, Whippendell Road, Watford, WD18 7EN

Summary

Available Size	2,364 sq ft
Rent	£47,280 per annum
Rates Payable	£16,342.25 per annum
Rateable Value	£32,750
VAT	Not applicable
EPC Rating	D (80)



Description

A modern light industrial/warehouse unit constructed in the early 1990's of steel portal frame.

This development has attracted a number of trade counter operations including Johnson Decorating Centre, Crown Decorating Centre, GSF Car Parts, Countrywide Electrical and Integral Doors and Windows.

Location

Finway Court is an established modern development of 12 light industrial/warehouse units approximately one mile to the west of Watford town centre.

Finway Court is within 3½ miles of the M1 and M25 motorways, providing excellent access to the national motorway network

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,364	219.62
Total	**2,364**	**219.62**

Viewings

Strictly by appointment via sole agents.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is payable covering items of estate management and maintenance and repair of common areas.

Hours Of Use

A condition of the planning consent is that the units on the site may only be used within the hours of 7am to 7pm on Mondays and Fridays 7am to 1pm on Saturdays and not at all on Sundays and Bank Holidays.

VAT

The property is not VAT Registered and therefore VAT will not be charged on the rent.

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

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