

REF: 1763



2 PRINTERS AVENUE | WHIPPENDELL ROAD | WATFORD | WD18 7QR

USE CLASS E FORMER DAY NURSERY, PRIME LOCATION IN THE HEART OF WATFORD, HERTFORDSHIRE

TO BE LET



Bernard
Gordon &
Company

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Former day nursery located in Watford, WD18, a major, greater London commuter town.

Planned over ground floor, with large playground suitable for recreation space and external activities.

Total gross internal floor area, approx. 6,500 sq. ft

Car parks available to the front and side of the property providing space for 8 vehicles.

Conveniently located close to three train stations, including Watford Junction Station with services to London in approximately 18 minutes.

Ideal for continued use as a day nursery.

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £150,000 per annum exclusive.

Subject to contract.



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LOCATION

The property is situated on Printers Road in Watford, a well-connected and established commuter town in Hertfordshire. It is situated within a mixed-use development, with the ground floor commercial space operating as the day nursery. Access to the unit is off Whippendell Road, close to the ring road within the heart of Watford Town Centre. The area benefits from a mix of residential streets and local amenities, making it an ideal spot for a nursery, with nearby shops, cafes, and green spaces just a short walk away. Children could benefit from easy access to local parks and outdoor areas, providing great opportunities for play, learning, and outdoor activities. The unit is towards the West of Watford, within close proximity to Croxley Green and Rickmansworth. Watford Grammar Schools are nearby as are various other primary and secondary schools.

Watford offers excellent transport links, with quick access to Junction 5 of the M1 and Junction 19 of the M25, as well as fast rail connections from Watford Junction into Central London in around 18 minutes. With plenty of young families in the area, the location is perfect for a nursery and offers great potential to attract local children.



THE PROPERTY

The property comprises a modern, ground-floor building set beneath three storeys of residential apartments. Internally, it offers a range of well-laid-out rooms suitable for different age groups, along with dedicated WC facilities for children and staff. A large outdoor playground provides excellent space for play and learning, while a surface car park to the front and side offers 8 parking spaces, making drop-offs and pick-ups straightforward. The property is accessed via its own entrance, with convenient pedestrian and vehicle access.

The Gross Internal Area extends to approx 6,500 sq ft, providing generous space for a variety of childcare uses. The property has been used as a day nursery until very recently so remains in good condition, with relevant classroom, baby change, staff, office, sleep rooms etc with a flexible and well thought through layout. With suitable parking and playground, a fantastic, affluent, desirable location, the property is ideal for continued use as a day nursery.

🎯 PLANNING

We are advised the ground floor has a Use Class E.

Applicants are recommended to seek their own advice in relation to planning.

🎯 EPC

TBA.

🎯 RATING

TBA.

🎯 VAT

We are advised the property is elected for VAT.

🎯 RENT

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £150,000 per annum exclusive, subject to contract.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

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Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

March | 2026.

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