



## Modern Warehouse Units

### Units 2 and 3 Finway Court

Whippendell Road, Watford, WD18 7EN

Warehouse

# TO LET

**6,366 sq ft**

(591.42 sq m)

- 10 car parking spaces
- Roller shutter loading door
- 3-phase power
- First floor offices
- Popular trade counter estate
- First floor kitchen
- WC facilities

# Units 2 and 3 Finway Court, Whippendell Road, Watford, WD18 7EN

## Summary

<b>Available Size</b>	6,366 sq ft
<b>Rent</b>	£115,000 per annum exclusive
<b>Rates Payable</b>	£35,490 per annum Rates payable 2024/2025
<b>Rateable Value</b>	£65,000
<b>Service Charge</b>	£6,000 per annum
<b>VAT</b>	Not applicable. VAT is not payable on the rent
<b>EPC Rating</b>	D (79)

## Description

Mid-terrace combined modern light industrial/warehouse units 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 and GSF Car Parts.

## 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 gross internal areas:

Name	sq ft	sq m
Ground	4,730	439.43
1st	1,636	151.99
<b>Total</b>	<b>6,366</b>	<b>591.42</b>

## Viewings

Strictly by appointment via sole agents.

## Terms

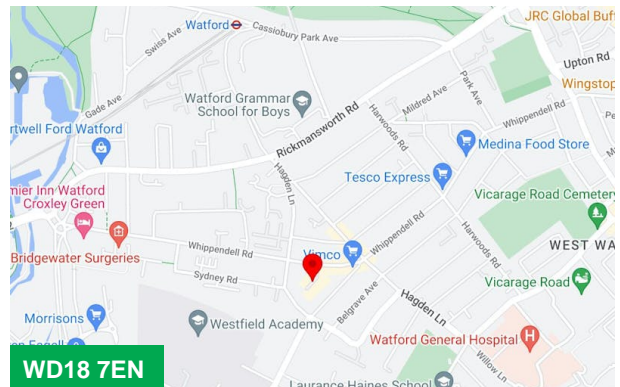
The property is available on a new full repairing and insuring lease for a term to be agreed.

## Service Charge

A service charge is payable covering estate management and maintenance and repair of common areas. The current amount is £6,000 for the year 2024.

## 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.



## 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