



Trade Counter/warehouse in North Watford

Unit C Holly Industrial Park

Ryan Way, Watford, WD24 4YP

Industrial, Light Industrial, Trade Counter, Warehouse

TO LET

6,367 sq ft

(591.51 sq m)

- 7.3m eaves
- 24 parking spaces
- Trade counter
- First floor offices
- To be refurbished
- Close to Wolseley and other trade counters
- Close to Junction 5 of M1

Unit C Holly Industrial Park, Ryan Way, Watford, WD24 4YP

Summary

| | |
|----------------|----------------------|
| Available Size | 6,367 sq ft |
| Rent | £133,700 per annum |
| Rates Payable | £43,658.69 per annum |
| Rateable Value | £89,500 |
| VAT | Applicable |
| Estate Charge | £5,565.21 per annum |
| EPC Rating | C (66) |

Description

A ground floor warehouse/trade counter unit with first floor offices. The property is to be refurbished

Location

Holly Industrial Park is located at the end of Ryan Way, off Imperial Way in North Watford.

Junction 5 of the M1, at the junction with the A41, is within 1.8 miles and the M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

Accommodation

The accommodation comprises the following gross external floor areas:

| Name | sq ft | sq m |
|--|--------------|---------------|
| Ground - Trade counter/reception/ancillary | 930 | 86.40 |
| Ground - Warehouse | 4,074 | 378.49 |
| 1st - Office | 1,363 | 126.63 |
| Total | 6,367 | 591.52 |

Viewings

Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)

Terms

Available on a new full repairing and insuring lease for a term to be agreed

Estate Charge

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, and maintenance of the common areas of the estate.

VAT

VAT will be charged on the rent and estate charge.



Viewing & Further Information

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