



WATFORD
SELF CONTAINED WAREHOUSE / FACTORY UNIT
784 m² / 8,440 Sq. Ft
TO LET



**REMBRANDT HOUSE, WHIPPENDELL ROAD,
WATFORD, WD18 7PG**

- EXCELLENT 3 PHASE CAPACITY
- SELF-CONTAINED
- RADIANT ELECTRIC SPACE HEATERS TO FACTORY
- GAS HEATING TO OFFICES
- MALE/FEMALE WC'S
- PARKING AVAILABLE SEPARATELY

Location

The unit is situated to the rear of the main complex of Rembrandt House which fronts onto Whippendell Road, between Hagden Lane and King Georges Avenue. Access to the units is via Hagden Lane. The premises are approximately 1 mile south of Watford town centre and close to major road and rail communications.

Junction 5 of the M1 Motorway and Junctions 19 and 20 of the M25 are all within 2 miles distance of the property.



Main rail and underground stations are within easy reach. Services from Watford Junction Station provide access to Euston (approx. 18 minutes) and the north. Underground services off the Rickmansworth Road connect Watford to Baker Street (approx. 25 minutes) on the Metropolitan Line.

Description

The premises comprise a single storey factory with a pitched profiled metal roof and a ramp providing access. The factory is divided into 2 separate areas linked together with offices, a kitchen and WC's. Parking is available at a separate cost of £5 per week per space.

Accommodation

The property provides the following approximate gross internal floor area.

Factory/Offices 8440 sq.ft. 784 m²

Terms

A new lease is available for a term to be agreed on effectively full repairing and insuring terms.

Rent

£48,000 p.a. exclusive

Business Rates

Rateable Value from 1 April 2010 £32,250

Rates Payable 1 April 2010 £13,352

The property will benefit from Transitional Business Rate Relief but tenants are advised to verify this information themselves.

Viewings

Strictly by appointment with the agent: -

Aitchison Raffety
Contact Anthony Woodcock
on 01923 210733

September 2010

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