



Watford

Ground Floor Self Contained Warehouse/Light Production Unit

5,471 SQ. FT / 508.3 SQ. M



Ground Floor, Entrance A, Rembrandt House, Whippendell Road, Watford, WD18 7PG

- * Open Plan factory Area
- * Gas Fired Central Heating to offices
- * On-site Car Parking Available
- * Partitioned offices

Location

Rembrandt House is situated fronting onto Whippendell Road, between Hagden Lane and King Georges Avenue approximately 1 mile south of the 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 ground floor warehouse/light production unit with loading door facilities onto Hagden Lane. The property benefits from phase 3 power, male and female WCs, and gas central heating to the offices.

TERMS

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



ACCOMMODATION

The property provides the following approximate gross internal floor area.

Factory/Offices 5,471 sq.ft. 508.3 m²

RENT

£30,000 p.a. exclusive

BUSINESS RATES

Rateable Value from 1 April 2010 £22,550

Rates Payable 1 April 2010 £9,336

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

VIEWINGS

Strictly by appointment with the sole agent: -

Aitchison Raffety
Anthony Woodcock
01923 210 733

September 2010

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