

UNIT 11

PARAMOUNT INDUSTRIAL ESTATE, WATFORD, WD24 7XA

FOREST
REAL ESTATE

FOR SALE

4,326 SQ FT

For Sale or To Let - Lower Ground Floor Industrial / Storage Premises

Key Features

- Long Leasehold (Approximately 205 years remaining)
- Up to 4.2 metre clear height
- 1 on site car parking space
- 2 ton goods lift loading
- On site Caretaker
- 3 Phase Power available





Unit 11, Paramount Industrial Estate
Watford, WD24 7XA





Description

Situated at lower ground floor level totalling 4,326 sq ft (GIA) with goods loading via an 8ft wide X 10ft long 2 ton goods lift.

Location

The Paramount Industrial Estate is located on Sandown Road, North Watford, within 1½ miles of the M1 Motorway (J5). The M25 (J's 19/20/21) are all approximately 2½ miles distant and thereby to the national motorway network, Luton, Heathrow, Gatwick and Stansted Airports.

North Watford Station within a short walk connects Watford Junction (Euston 18 minutes) to St Albans. The main line station also provides fast services to Birmingham and the north plus a direct link to Gatwick Airport. Underground (Metropolitan Line) at West Watford connects to Baker Street.

Terms

The property is either available for sale as a virtual freehold held on a 250 year long leasehold interest from 3rd March 1980 expiring 2nd March 2230 (approx. 205 years remaining). The lease is subject to a ground rent reviewed every 10 years from 3rd March 2000 and is currently £990.34 per annum.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	4,326	401.90

Price	Offers invited
Rates	£10,800 per annum This is an estimate provided from the VOA for April 2026 - April 2027.
Service Charge	£6,000 per annum Comprising Building Insurance, Caretaker services, mainteanace & repair of common parts & Lift, Fire alarm maintenance, common parts electric.
VAT	Not applicable
EPC	D (91)

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