

1A GREYCAINE ROAD

WATFORD, WD24 7GP

FOREST

REAL ESTATE

TO LET / FOR SALE

0.45 ACRES

Gated Freehold Open Storage Site for Sale / to Let.

Key Features

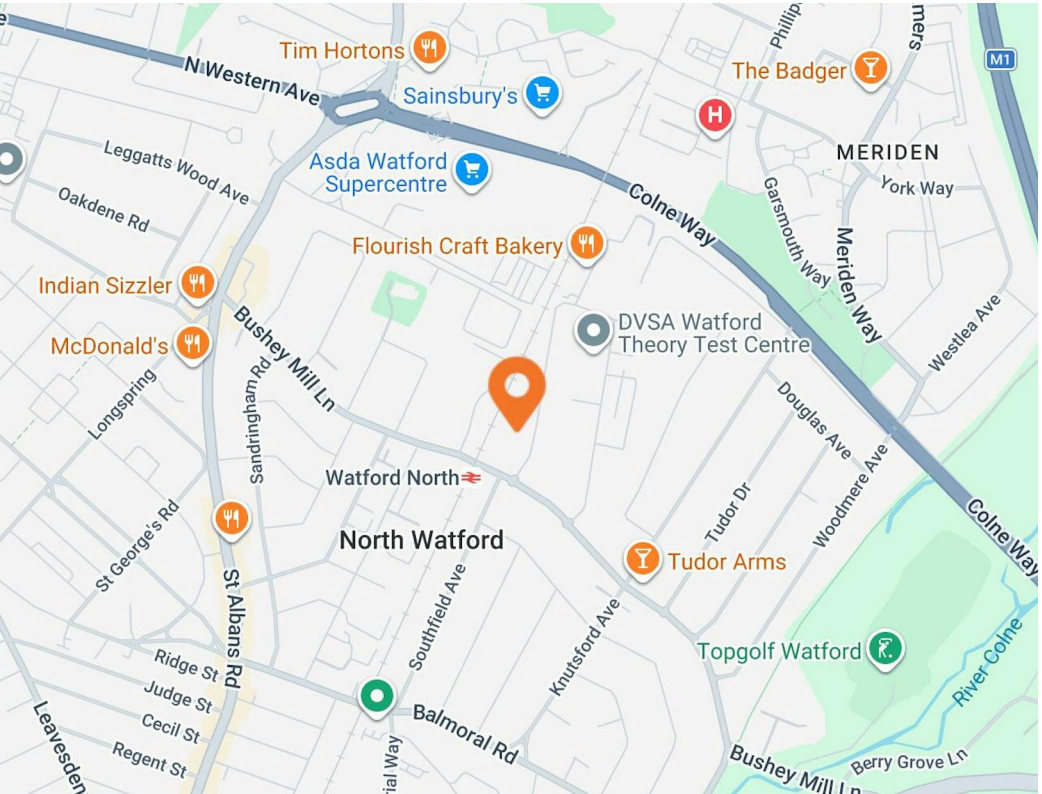
- Freehold
- Gated Site
- Water and Electric Supply
- 0.45 acres
- Concrete Surface
- Workshops & Offices Included





1a Greycaine Road
Watford, WD24 7GP





Description

This is a rare opportunity to purchase or lease a secure gated yard in North Watford close to the M1 Motorway.

The site covers an area of 0.45 acres and comprises a yard with the benefit of a single storey workshop and water plus electric supply connections.

A palisade fence surrounds the property with gated entrance on the eastern side of the site allowing vehicular access from the western arm of Greycaine Road via an access way over intervening land.

The site does not encompass any statutory or locally listed buildings and is not located within a Conservation Area.

Location

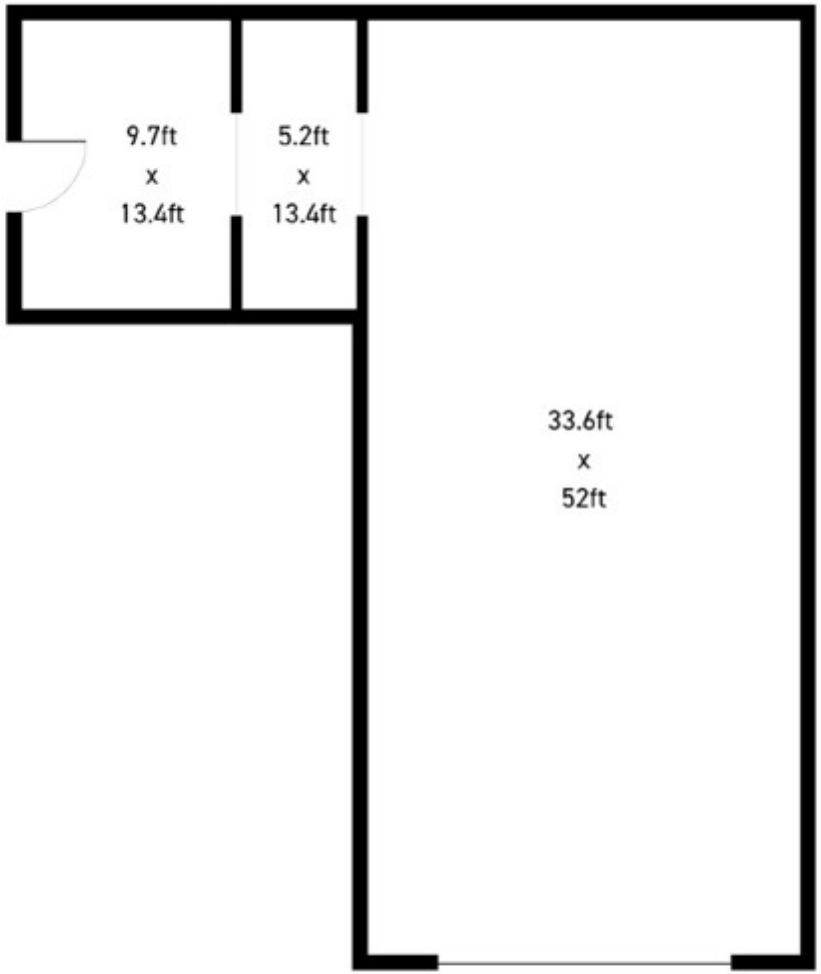
The property is strategically situated on the Greycaine Estate just off Bushey Mill Lane in North Watford. Junction 5 of the M1 is within 1.5 miles, thereby to the M25 (Junctions 20 & 21) and national motorway network leading to Heathrow, Gatwick, Stansted & Luton Airports.

North Watford station is within walking distance and this connects Watford Junction mainline railway station (Euston 18 minutes) to St Albans.

Other occupiers on the estate include Booker Wholesalers, KD Wholesale Cash & Carry, National Tyres, Halfords Autocare, Hiretest, Decor Tiles, Dulux and Herts Traffic Management.

Plans

Workshop Plan



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	1,193	110.83
Total	**1,193**	**110.83**

Lease	New Lease
Rent	£120,000 per annum
Price	£2,100,000
Rates	£30,720 per annum Applicants are advised to make their own enquiries to Watford Borough Council.
Service Charge	N/A
VAT	Applicable
EPC	On application

Contact

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 27/10/2026