



Warehouse

Jack's Self
Storage Watford

TO LET

Unit A1, Vale Industrial Estate

Tolpits Lane, Watford, WD18 9QP

12,145 sq ft (1,128.27 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Unit A1, Vale Industrial Estate, Tolpits Lane, Watford, WD18 9QP

Key Features

- Industrial / warehouse accommodation
- 36,000 sq ft secure yard
- Nine level access doors
- Ground and first floor offices
- 5.7m clear height, rising to 9.36m at the apex
- Private estate with security gates
- 24-hour access for occupying tenants
- Comprehensive refurbishment planned

Description

Unit A1 comprises an industrial / warehouse unit with ground and first floor offices and a large secure yard of approximately 36,000 sq ft. The unit benefits from nine level access doors and a clear internal height of 5.7m, rising to 9.36m at the apex.

Vale Industrial Estate is a private estate with security gates closed outside normal working hours. Occupying tenants have 24-hour access.

A comprehensive refurbishment is planned. Please contact the asset manager for the proposed specification and timescale. The mezzanine illustration shows a possible arrangement and does not confirm the existing or final accommodation.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Vale Industrial Estate is located on Tolpits Lane, approximately one mile from both Watford and Rickmansworth town centres. Access to the M25 is provided at junctions 17 and 19.

Metropolitan line stations are available at Moor Park, Rickmansworth, Croxley Green and Watford. Croxley Station is less than a mile from the property and provides access into Central London.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	12,145	1,128.27

Rent

£242,900 per annum (£20.00 psf).

Please contact the asset manager for lease terms, service charge details and further information.

Viewing & Further Information

Contact landlord direct
Will Morris
wmorris@petchey.co.uk
020 8252 8000



Illustrative mezzanine arrangement — subject to confirmation.

