



TO LET

UNIT 7B
VALE INDUSTRIAL ESTATE,
WATFORD
5,366 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 7B, VALE INDUSTRIAL ESTATE, TOLPITS LANE, WATFORD, HERTFORDSHIRE, WD18 9QP

Key Features

- Warehouse with first floor offices
- Loading door and 10 parking spaces
- 6.33 m minimum eaves; 7.32 m apex
- Kitchen and WC facilities
- Gated estate with CCTV monitoring
- 24-hour access for occupying tenants

Description

Unit 7B provides a ground floor warehouse / light industrial area together with first floor office accommodation. The warehouse benefits from a loading door, kitchen and WC facilities, with an approximate minimum eaves height of 6.33 metres rising to 7.32 metres at the apex. Externally, 10 parking spaces serve the unit. Estate security gates are closed outside normal working hours, with 24-hour access provided to occupying tenants.

Location

Vale Industrial Estate is an established private estate on Tolpits Lane in Watford, Hertfordshire. The location provides access to Watford and Rickmansworth town centres and the M25 via Junctions 17 and 19. Underground connections are available in the surrounding area at Moor Park, Rickmansworth, Croxley and Watford, supporting access across the wider London area.

Accommodation

Approximately 5,366 sq ft (498.50 sq m), comprising warehouse / light industrial space and first floor offices.

Terms

Available to let on a full repairing and insuring lease. Lease length and other terms are available on application.

Vehicle-related companies are not permitted.

Legal Costs

Each party to bear their own legal fees.

VAT

VAT is applicable.

Service Charge

£4,580 per annum.

Business Rates

Further details available on application.



Rent & Viewings

£107,320 per annum plus VAT.

Contact Will Morris for further information or to arrange a viewing.

Will Morris
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Petchey Holdings · 020 8252 8000

