



TO LET

Unit B1A, Vale Industrial Estate

Tolpits Lane, Watford, WD18 9QP

2,540 sq ft (235.97 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit B1A, Vale Industrial Estate, Tolpits Lane, Watford, WD18 9QP

Key Features

- Ground-floor storage and first-floor offices
- Loading door access
- Kitchen and WC facilities
- Seven parking spaces
- CCTV estate monitoring
- Security gates outside normal working hours
- 24-hour access for tenants
- Vehicle-related businesses are not permitted

Description

Unit B1A provides approximately 2,540 sq ft of business accommodation, combining ground-floor storage with first-floor offices. The accommodation includes a loading door, kitchen and WC facilities, together with seven parking spaces.

The combination of storage and office space allows occupiers to accommodate operational and administrative functions within the same unit.

The private estate benefits from CCTV monitoring and security gates outside normal working hours, with 24-hour access for tenants. Vehicle-related businesses are not permitted.

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.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	2,540	235.97

Rent

£4,233 per month.

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

