david charles
property consultants

FOR SALE

Former Waterdell Nurseries, Chequers Lane

Watford, WD25 0GR

1.3 Acre agricultural or horticultural land adjacent to M1 Motorway.

56,628 sq ft
(5,260.91 sq m)

- Direct Access to M1 Junction 6
- Operators Licence
- Gated & Fenced
- Hardstanding Surface
- Water & Electric
- Telecoms Connectivity

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Summary

Available Size	56,628 sq ft
Price	Offers in excess of £1,650,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The land comprises a 1.3 acre, secure agricultural or horticultural site. The site offers flexible accommodation suitable for a variety of open storage and light industrial uses subject to planning consent and subject to removal of the covenant.

Location

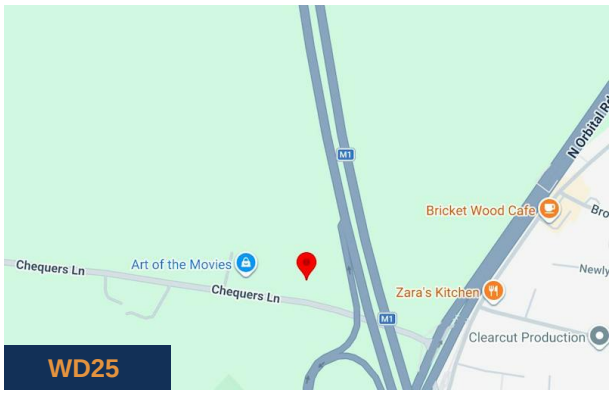
The site is located in the north of Watford and offers excellent connectivity. Situated just 1.2 miles from the M25 Junction 21A and direct access onto the M1 Junction 6, the site offers excellent access to the motorway network.

Terms

The freehold interest in the site is available for the sum of £1,650,000 subject to contract.

Video

- Drone Video - https://vimeo.com/1168548998?share=copy&fl=sv&fe=ci



Viewing & Further Information

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