

Stimpsons

Penfold Industrial Park, Imperial Way, Watford, WD24 4YY

To Let | 6,413 sq ft

Refurbished Warehouse/Industrial Unit Close To Junction 5 of M1

Summary

- Rent: £108,700 per annum
- Business rates: £45,815 per annum Rates payable 2026/27
- Service charge: £8,062.87 per annum includes external repairs to building
- VAT: Applicable
- Lease: New Lease

Description

A refurbished ground floor industrial/warehouse unit with 2 storey offices, located close to Junction 5 of the M1.

Location

Penfold Industrial Park is located on Imperial Way in North Watford within 1.5 miles of Junction 5 of the M1 at the junction with the A41. The M25 is within 4 miles.

The Imperial Way estate is home to numerous national trade counter operators including Screwfix, Howdens, Toolstation, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

Accommodation

Name	sq ft	sq m
Ground - Office	616	57.23
Ground - Warehouse	4,709	437.48
1st - Office	1,088	101.08
Total	**6,413**	**595.79**

Terms

Available on a new internal repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning of the estate, and maintenance of the common areas of the estate.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.



Further information

- View details on our website

Contact & Viewings



Philip Cook
01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk



Harrison Hobbs
01923 604 025 | 07990 052 413
harrison.hobbs@stimpsons.co.uk

Viewings

Strictly by appointment via joint sole agents











