Stimpsons



Industrial/Warehouse Unit With Offices

Unit K Penfold Industrial Park

Imperial Way, Watford, WD24 4YY

Warehouse, Industrial, Light Industrial

TO LET

6,154 sq ft

(571.73 sq m)

- Roller shutter door
- Electric heating to the offices
- Onsite car parking spaces
- Warehouse WC's
- Ground Floor Office WC's

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Summary

Available Size	6,154 sq ft
Rent	£104,310.30 per annum
Rates Payable	£46,800 per annum
Rateable Value	£97,500
Service Charge	£8,407.17 per annum Includes external repairs
VAT	Applicable
EPC Rating	C (72)

Description

A ground floor industrial/warehouse unit with 2-storey offices to the front. The property has been fully refurbished.

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

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,098	473.62	Available
Ground - Office/Showroom	528	49.05	Available
1st - Office	528	49.05	Available
Total	**6,154**	**571.72**	

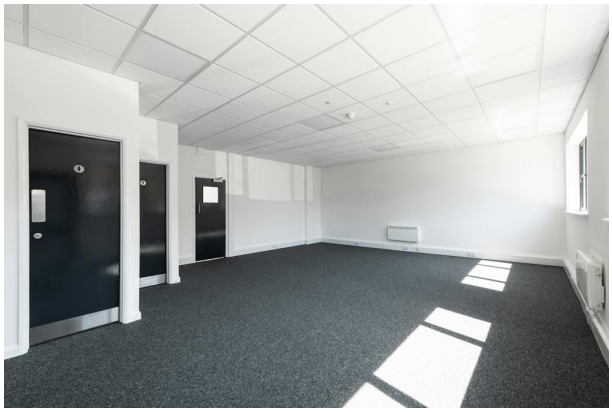
Viewings

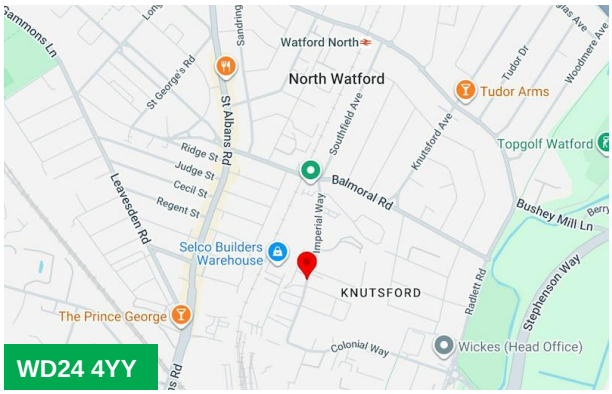
Strictly by appointment via joint agents.

Terms

A new effective full repairing and insuring lease for a term to be agreed.







Viewing & Further Information

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