

Stimpsons

2 Hill Farm Avenue Industrial Estate, Watford, WD25 7SD

To Let | 6,878 sq ft

Warehouse/Offices To Let Near Warner Bros. Studios

Summary

- Rent: Rent on application
- Business rates: £25,800 per annum Estimated rates payable April 2026 to 2027
- VAT: Applicable
- EPC: C (62)
- Lease: New Lease

Description

A two storey detached warehouse unit with ground and first floor offices.

Location

The property is prominently located on Hill Farm Industrial Estate facing Aerodrome Way and close to Warner Bros Studios Leavesden.

The M1 (Junction 6) and M25 (Junction 19) are both within 2 miles of the property.

Accommodation

Name	sq ft	sq m
Ground	3,439	319.49
1st	3,439	319.49
Total	**6,878**	**638.98**

Key Points

- Suitable for offices/storage/studios
- Ample parking
- M1 and M25 within 2 miles
- Male and Female WC facilities
- Kitchen
- Please note: This property is not suitable for motor trade uses.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.



Further information

- View details on our website

Contact & Viewings



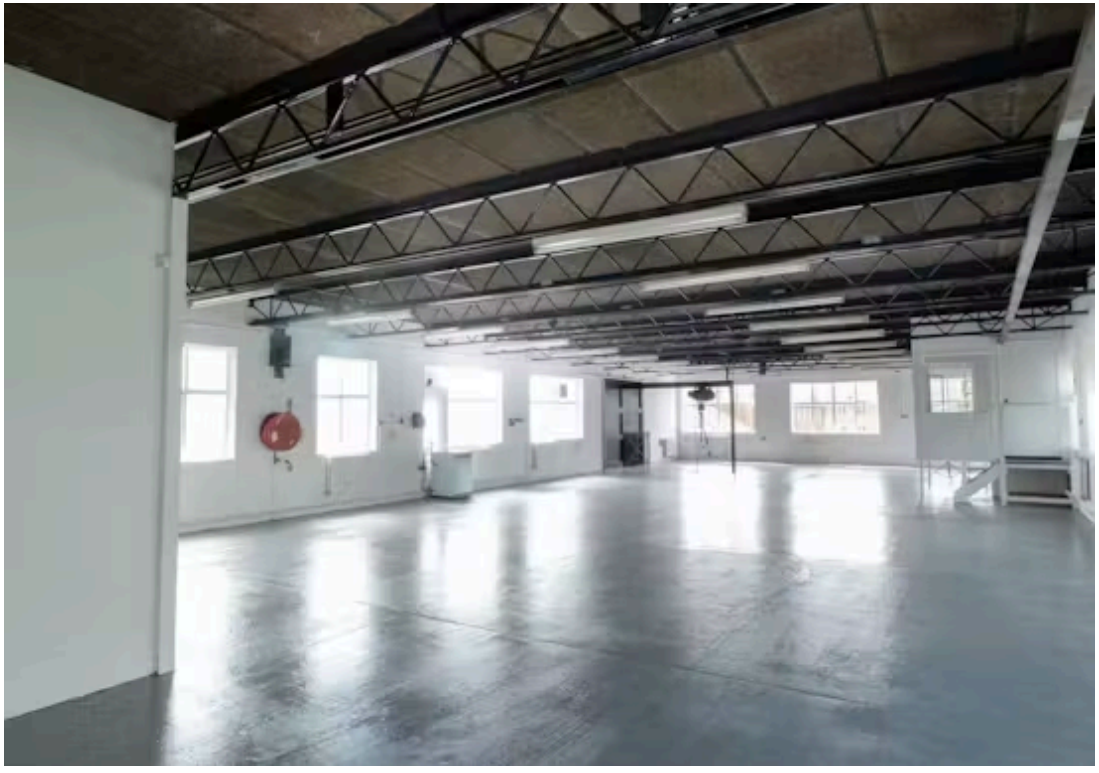
Philip Cook
01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Viewings

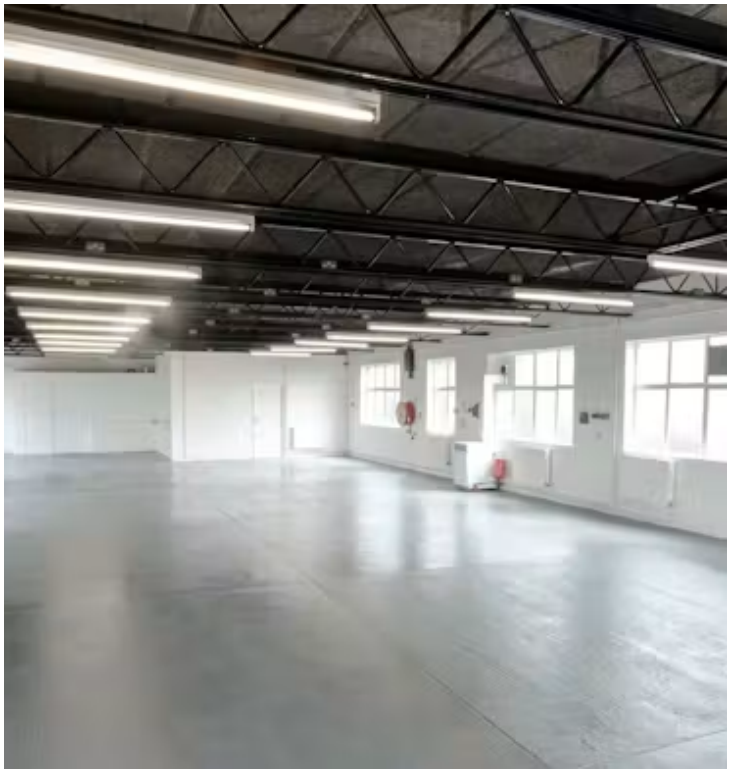
Strictly by appointment via sole agent.












ELITE HOUSE
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