

Stimpsons

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

To Let | 17,698 sq ft

Detached Warehouse To Let Near Warner Bros. Studios

Summary

- Rent: Rent on application
- Business rates: £72,000 per annum
- VAT: Applicable
- EPC: D (96)
- Lease: New Lease

Description

A detached warehouse unit with two storey offices to the front.

Loading is via a self-contained yard to the side of the property along with additional storage containers.

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

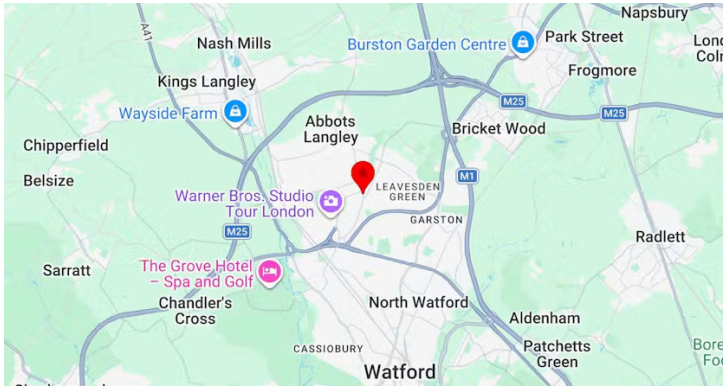
Name	sq ft	sq m
Ground	12,618	1,172.25
1st	5,080	471.95
Outdoor - Storage Containers	3,569	331.57

Key Points

- 2 loading doors
- Self contained yard
- Ample parking
- M1 and M25 within 2 miles
- 3 phase power
- Alarmed
- Includes 3,569 sq ft of additional storage containers.
- 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



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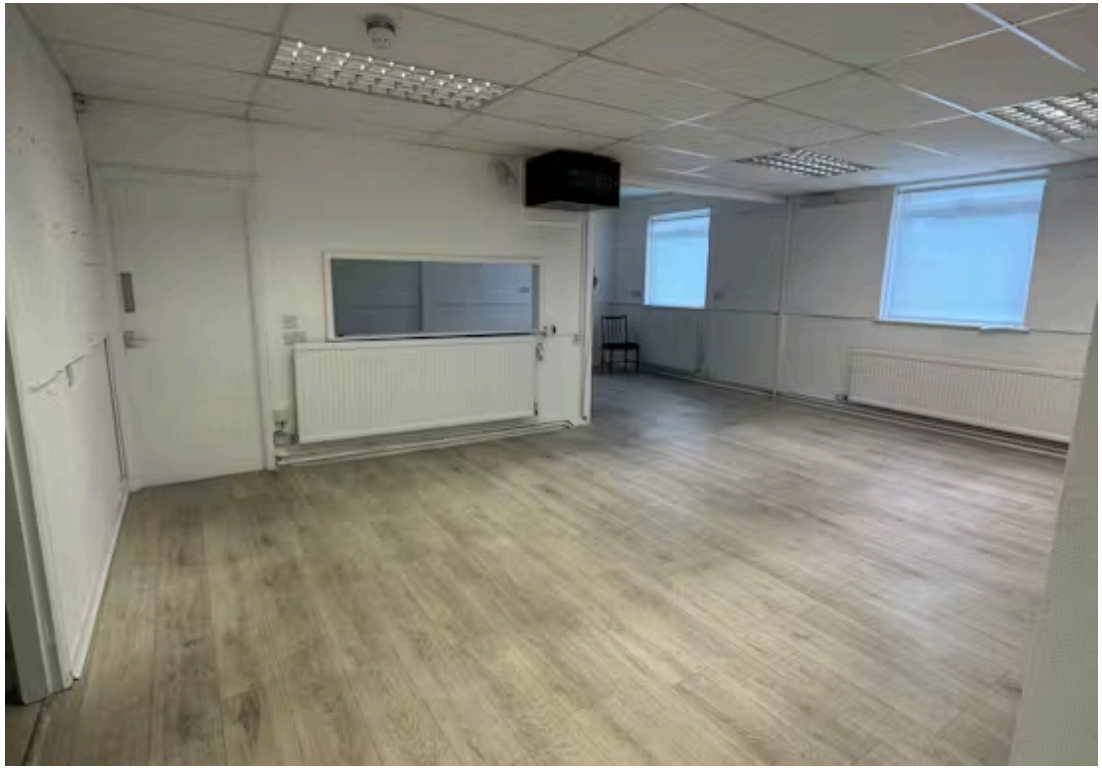
Viewings

Strictly by appointment via sole agent.












ELITE HOUSE
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