

Stimpsons

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

To Let | 3,840 sq ft

Warehouse/Office To Let Near Warner Bros. Studios

Summary

- Rent: Rent on application
- Business rates: £15,984 per annum
- VAT: Applicable
- EPC: D (79)
- Lease: New Lease

Description

A self contained warehouse/industrial unit with ground floor offices fronting Aerodrome Way with parking to the front.

Additional storage containers are located to the rear of the property.

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

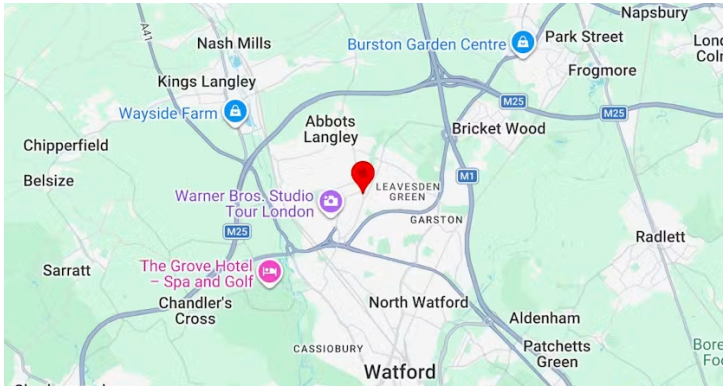
Name	sq ft	sq m
Ground	3,468	322.19
1st	372	34.56
Outdoor - Storage containers	1,461	135.73

Key Points

- M1 and M25 within 2 miles
- Male and Female WCs
- Includes 1,461 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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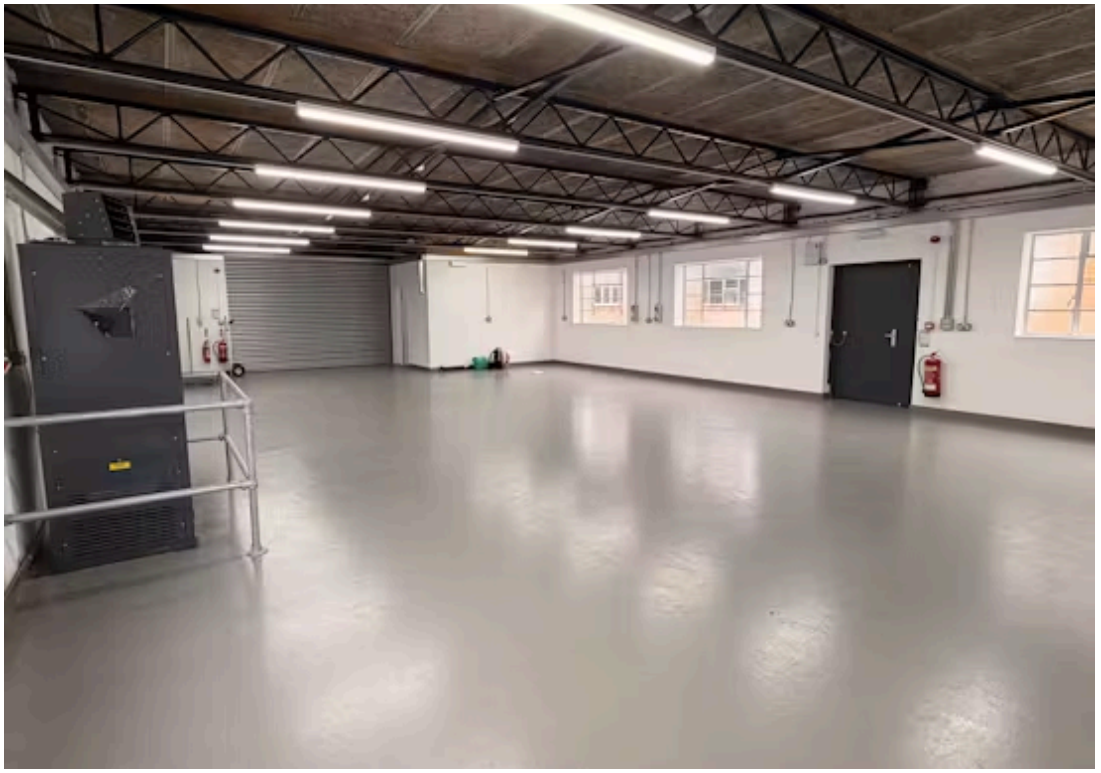
Viewings

Strictly by appointment via sole agent.








ELITE HOUSE