Stimpsons



Warehouse/Industrial Unit Close To Junction 5 of M1.

Unit O

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

Industrial, Light Industrial, Warehouse

TO LET

5,019 sq ft

(466.28 sq m)

- Electric roller shutter
- Fronting Imperial Way
- Ground and First Floor Office
- Close to trade occupiers including Howdens, Screwfix, Topps Tiles and Selco
- Within 1.5 miles of Junction 5 of M1
- 6 parking spaces

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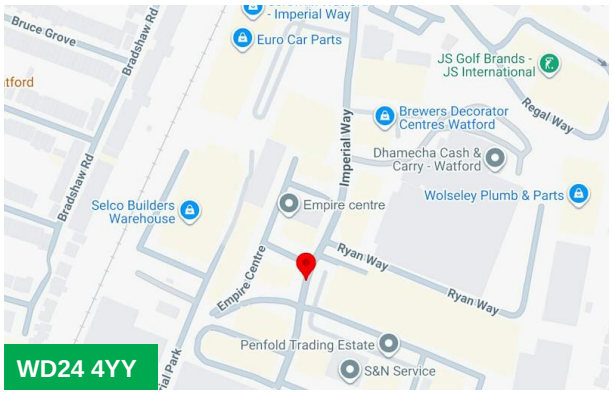
Summary

Available Size	5,019 sq ft
Rent	£85,072 per annum
Rates Payable	£42,720 per annum Rates payable 2026/27
Rateable Value	£89,000
Service Charge	£7,562.40 per annum includes external repairs to building
VAT	Applicable
EPC Rating	Upon enquiry



Description

A ground floor industrial/warehouse unit. The property has been stripped out and a new roof has recently been installed.

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
Ground - Warehouse	3,942	366.22
Ground - Office	1,077	100.06
Total	**5,019**	**466.28**

Viewings

Strictly by appointment via joint sole agents.

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.

Viewing & Further Information

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