Stimpsons



Light Industrial Unit with First Floor Offices

Unit B1a Vales Industrial Estate

Tolpits Lane, Watford, WD18 9QP

Light Industrial

TO LET

2,540 sq ft

(235.97 sq m)

- First Floor Offices
- Ground Floor Storage
- Loading Door
- 3 Parking Spaces
- Kitchen and WC Facilities
- CCTV Estate Monitoring
- Security Gate Access Outside Normal Hours
- No Vehicle Related Companies Are Permitted

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Summary

Available Size	2,540 sq ft
Rent	£50,800 per annum
Business Rates	N/A
Service Charge	£1,850 per annum
VAT	Applicable
EPC Rating	Upon enquiry

Description

The property comprises a business unit with first floor office and ground floor storage. Vale Industrial Park is a private estate with security gates which are shut outside normal working hours. 24 access is provided to occupying tenants.

Location

Vale Industrial Park is located on Tolpits Lane, approximately one mile equidistant from Watford and Rickmansworth town centres.

Access to the M25 is provided at both Junction 17 and 19 and the Metropolitan Underground Stations are available at Moor Park, Rickmansworth, Croxley Green and Watford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,270	117.99
1st	1,270	117.99
Total	**2,540**	**235.98**

Viewings

Strictly by appointment via sole agent.

Terms

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

VAT

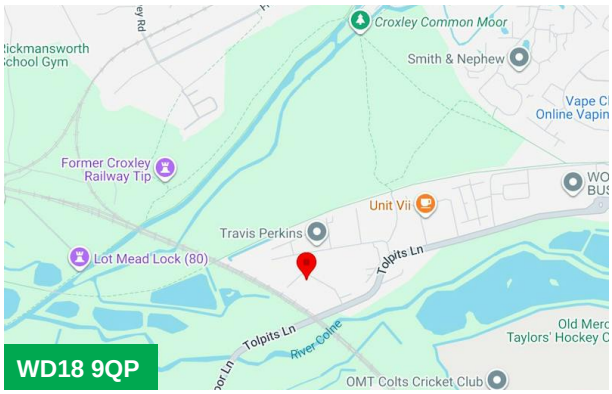
VAT is charged on the rent and service charge

Service Charge

There is a service charge relating to the maintenance of the estate roads and security.







Viewing & Further Information

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