Stimpsons

Warehouse/Light Industrial Unit with First Floor Offices

Unit 7B Vale Industrial Estate

Tolpits Lane, Watford, WD18 9QP

Light Industrial, Warehouse

TO LET

5,366 sq ft

(498.52 sq m)

- First Floor Offices
- Loading Door
- 6.33 Metre Eaves Rising to 7.32 Metres at Apex
- 10 Parking Spaces
- Kitchen and WC Facilities
- CCTV Estate Monitoring
- Security Gate Access Outside Normal Hours
- No Vehicle Related Companies Are Permitted

Unit 7B Vale Industrial Estate, Tolpits Lane, Watford, WD18 9QP

Summary

Available Size	5,366 sq ft
Rent	£107,320 per annum
Rates Payable	£39,840 per annum
Rateable Value	£83,000
Service Charge	£4,580 per annum
VAT	Applicable
EPC Rating	E (107)

Description

The property comprises a light industrial/warehouse unit with first floor offices. Vale Industrial Park is a private estate with security gates which are shut outside normal working hours. 24 hour 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 Gross Internal areas:

Name	sq ft	sq m	Availability
Ground	3,421	317.82	Available
1st	1,945	180.70	Available
Total	**5,366**	**498.52**	

Viewings

Strictly by appointment via sole agent.

Terms

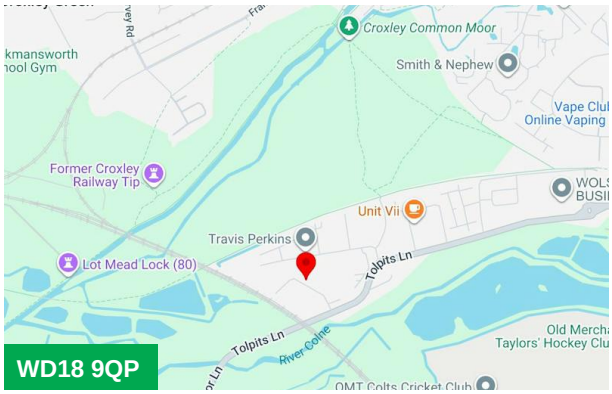
The unit is available to let on a full repairing and insuring lease for a term to be agreed.

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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