Stimpsons

Warehouse/Industrial Unit In A Prime Trade Counter Location

Unit 2 Hathaway Estate

Imperial Way, Watford, WD24 4AZ

Light Industrial, Trade Counter, Warehouse

TO LET

3,261 sq ft

(302.96 sq m)

- Trade Counter Entrance
- 7.9-80.1 metre minimum eaves
- Electric roller shutter
- 50kN/sq.m floor loading
- 3 phase power (69kVA per unit)
- Gas connected to each unit
- 4 parking spaces
- Close to Howdens, Screwfix, Easy Bathrooms, Topps TIles, Arco and Selco

Unit 2 Hathaway Estate, Imperial Way, Watford, WD24 4AZ

Summary

Available Size	3,261 sq ft
Rates Payable	£29,280 per annum
Rateable Value	£61,000
VAT	Applicable
EPC Rating	A (25)

Description

The property, which was built in 2023, is an end terrace trade counter unit with loading to the front. Internally there is a trade showroom and full height warehouse.

Location

Hathaway Estate is located on Imperial Way in North Watford within 1.5 miles ofJunction 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, Easy Bathrooms, Topps Tiles, City Electrical Factors (CEF) and other businesses including Sigma Pharmaceuticals.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Unit - 2	3,261	302.96
Total	**3,261**	**302.96**

Terms

The property is held on an full repairing and insuring lease expiring 30th September 2034 which is outside the Landlord and Tenant Act. The current passing rent is £65,481 per annum exclusive. There is a rent review scheduled for 1st October 2029.

The unit is available by way of a lease assignment for the remainder of the term.

VAT

The property is registered for VAT and therefore VAT will be charged on the rent and service charge.

Viewings

Strictly by appointment via sole agents.

Viewing & Further Information

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