New Build Retail and Leisure Units - Available on New Leases

SOUTH OXHEY CENTRAL
PRESTWICK ROAD
WATFORD

WD19 7AG

BRASIER FREETH

SUMMARY

- Four ground floor commercial units
- Highly prominent & accessible location
- Ranging from 1,296 Sq.ft to 2,002 Sq.ft (but can be merged)
- Suitable for retail and leisure uses
- 30 retail visitor car parking spaces located in front of the units
- Part of high-quality regeneration development, including 514 new homes
- Available on new leases for immediate occupation

LOCATION

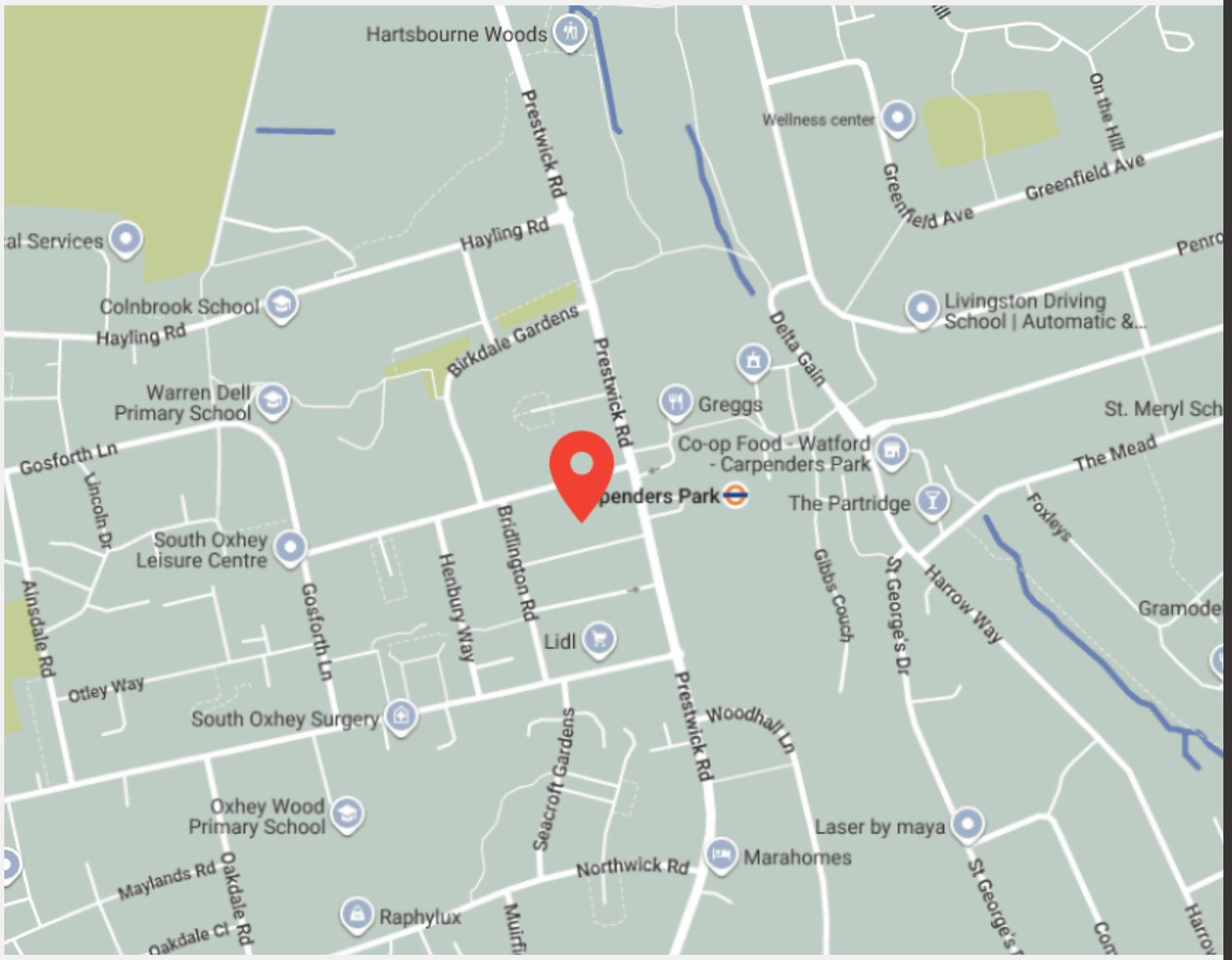
South Oxhey is a well-established suburb of Watford, located in the south western region of Hertfordshire. Transport connections are excellent, with Carpenders Park Overground Station providing regular trains into London. Junction 5 of the M1 is approx. 4 miles away and the M25 5 miles.

The South Oxhey Central development is a 4.76 ha (11.76 acres) mixed use regeneration project in the heart of the Town Centre. The development has provided c.55,300 sq ft of retail & workspace as well as 514 new homes, ranging from one bedroom apartments to four bedroom family houses.

Nearby occupiers include Lidl, Esom Pharmacy and Nisa Local as well as a wide range of occupiers along Station Approach including Greggs, Fairfield Estates and Ladbrokes.

CONNECTIVITY

- Carpenders Park Station – 3 mins walk
  (Direct access to London Euston in 43 minutes)
- M25 - 20 min drive
- M1 - 15 min drive



DESCRIPTION

The subject property is comprised of 4 modern ground floor retail units located within the South Oxhey Central development. The units are in shell condition, with all main services (except for gas) available to the units. Each unit has a large glazed frontage, with units 1 and 4 benefiting from substantial return frontages.

The units individually range from 1,296 sq.ft to 2,002 sq.ft, however, there is scope to merge one or more units to create a single serviced space up to 6,441 sq.ft.

To the front of the units, there are 30 car parking spaces, with 1-hour free parking. There is also parking available at Carpenders Park station across the road.

AMENITIES

- Good Floor to Ceiling Heights
- Flexible Layout
- 3 Phase Power
- E-Class Use
- Car Park 30 Spaces
- Near Carpenders Park Station

SPECIFICATION

The units are provided to a 'shell and core' specification, including capped off power supplies, drainage and fully glazed shop fronts. Units 1 and 4 benefit from generous return frontages.

ACCOMMODATION

The premises comprise the following approximate gross internal floor areas:

	SQ.M	*SQ.FT*
Unit 1	160.77	1,731
Unit 2	120.37	1,296
Unit 3	131.26	1,413
Unit 4	186.01	2,002
Total	**598.41**	**6,441**

TERMS

The units are available by way of new effectively full repairing and insuring leases, for terms to be agreed.

RENT

Rent on application.

SERVICE CHARGE

The current estimated service charge/estate costs are as follows:

Unit 1 — £1,246.40 per annum
Unit 2 — £1,021.76 per annum
Unit 3 — £1,096.55 per annum
Unit 4 — £1,421.71 per annum

RATES

The premises are awaiting assessment for rating purposes.

EPC

Available on request.

LINK TO PHOTO GALLERY

Link >

GET IN TOUCH

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