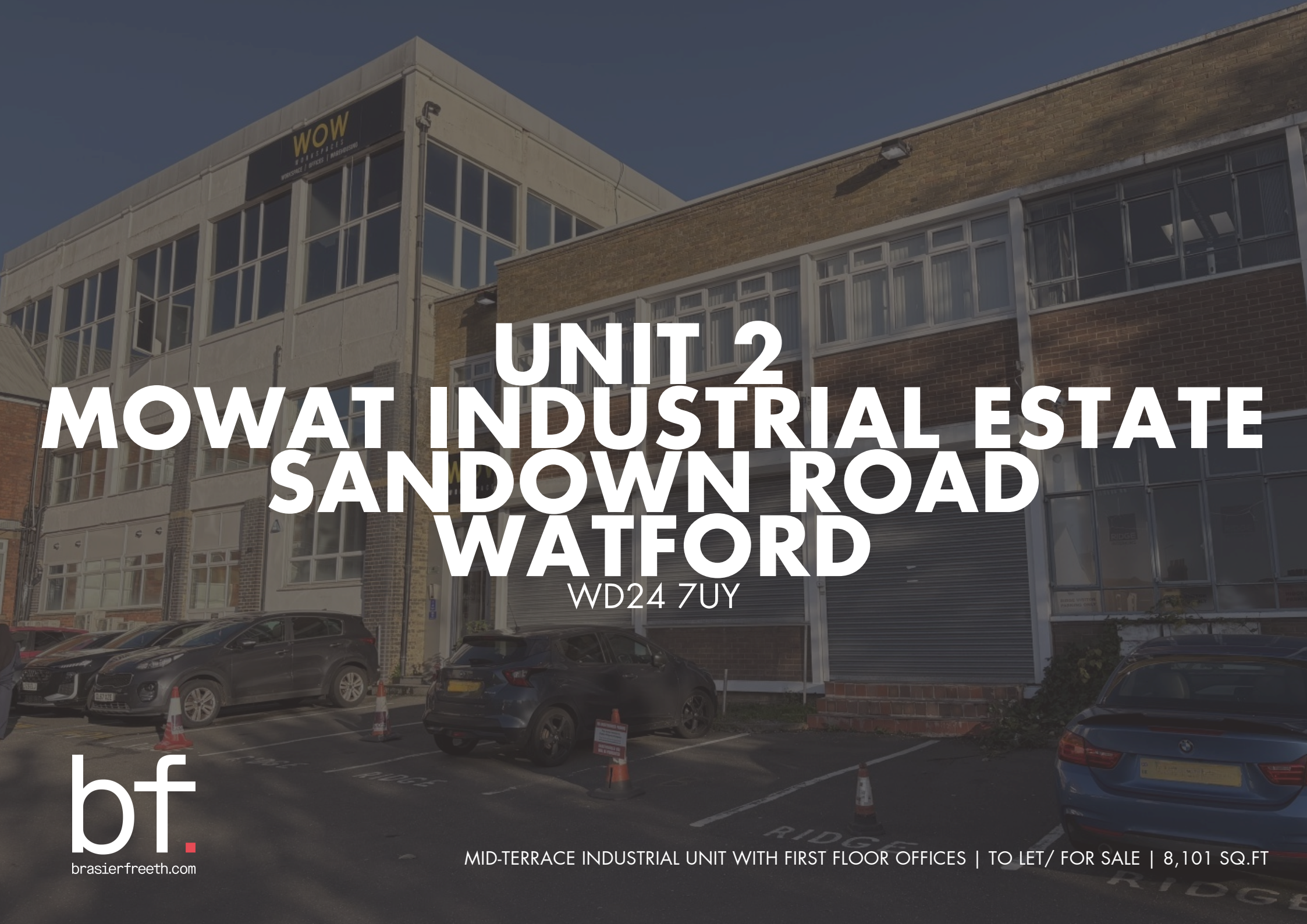


UNIT 2
MOWAT INDUSTRIAL ESTATE
SANDOWN ROAD
WATFORD

WD24 7UY

bf.
brasierfreeth.com

MID-TERRACE INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES | TO LET/ FOR SALE | 8,101 SQ.FT

MOWAT INDUSTRIAL ESTATE
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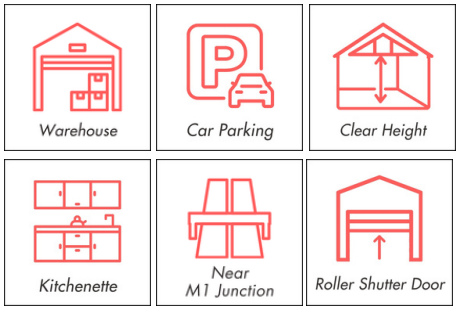
Industrial
TO LET/FOR SALE



KEY DETAILS

- Large warehouse space (12m x 42m)
- 3m clear eaves height
- Electric roller shutter loading door
- High-spec modern first floor offices
- Secure shutters to front door and windows
- Reception area and ground floor space
- Kitchenette
- Near to M1 (J5)
- 9 car parking spaces

AMENITIES



MOWAT INDUSTRIAL ESTATE
WATFORD
WD24 7UY



DESCRIPTION

The property comprises a mid-terrace industrial unit, with the front section arranged over two storeys and providing high-spec modern office accommodation at first-floor level.

To the rear is a single-storey warehouse/industrial area, offering a clear eaves height of approximately 3m.

The unit also benefits from use of a rear loading area/apron, accessed via a ramp.





ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor Front	118.54	1,276
Ground Floor Warehouse	523.14	5,631
First Floor Offices	110.93	1,194
TOTAL	**752.61**	**8,101**

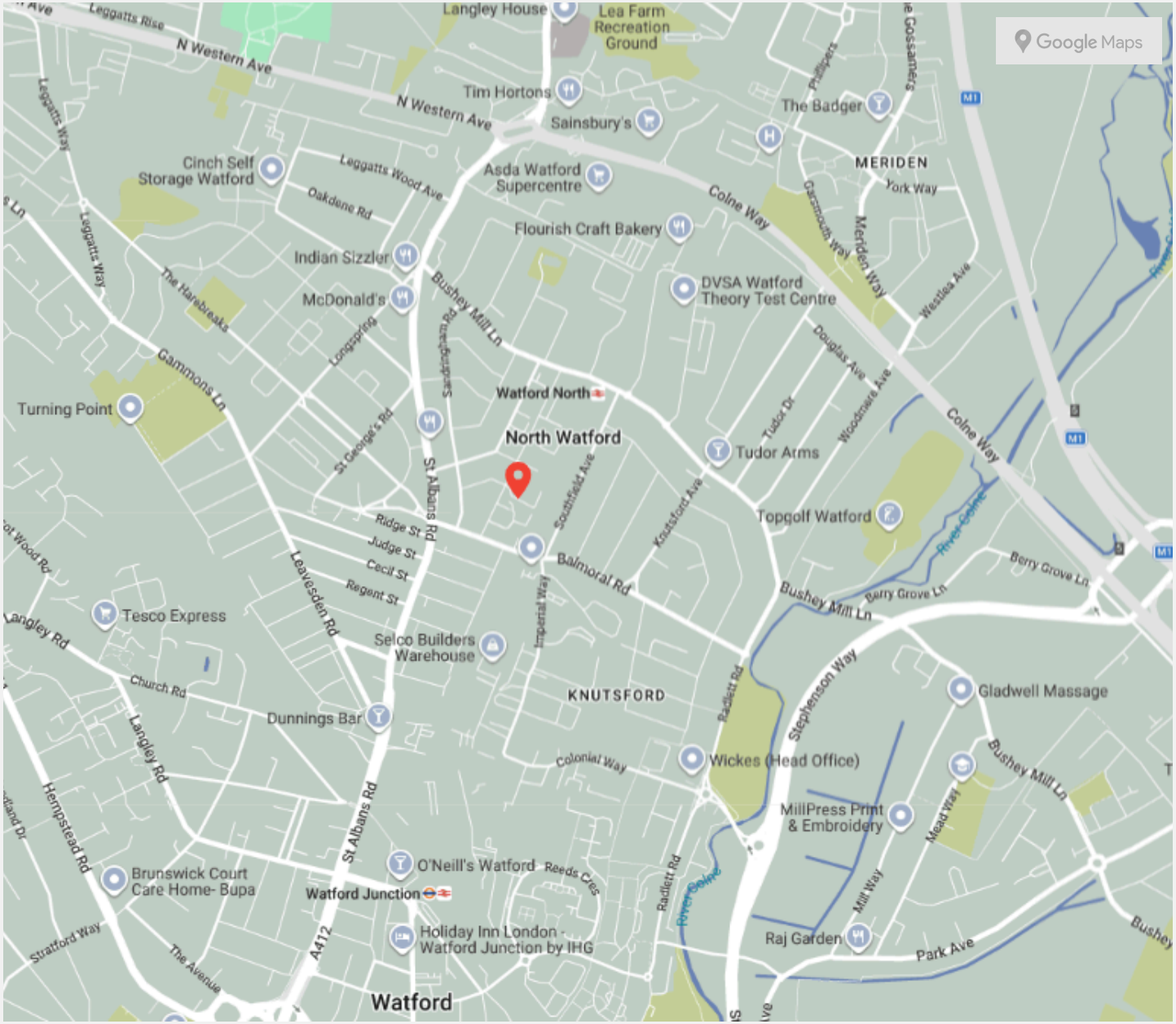
These floor areas are approximate and have been calculated on a gross internal basis.

MOWAT INDUSTRIAL ESTATE WATFORD

WD24 7UY

Industrial

TO LET/FOR SALE



LOCATION

The Mowat Industrial Estate is a well-established commercial area with good infrastructure and vehicle access. The units are situated minutes away from the M1 (Junction 5), and the M25 (Junctions 20 and 21) to the north and west provide orbital access to Heathrow, M40, M4 and M11.

Watford Junction station provides fast rail links to London Euston (approx. 20 minutes).

TRANSPORT

- Watford Junction - 1.6 miles
- M1 Junction 5 - 1.9 miles
- M25 Junction 20/21 - 5 miles

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MOWAT INDUSTRIAL ESTATE WATFORD
WD24 7UY

TENURE

The property is available to let on a new lease, with terms to be agreed. Alternatively, the freehold is available for sale with vacant possession.

RENT

£90,000 per annum exclusive.

PRICE

£1,350,000.

VAT

We understand VAT is not applicable.

BUSINESS RATES

Business Rates are currently being reassessed.

Please refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

EPC

An EPC has been commissioned and will be available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



CONTACT

GET IN TOUCH

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