



Commercial Property Consultants

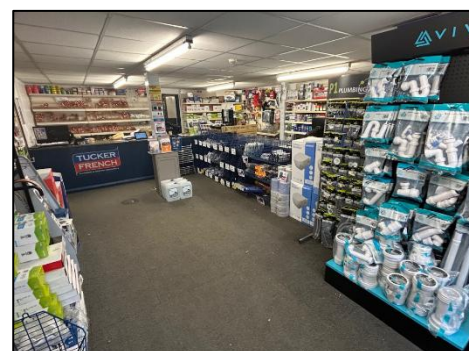
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PROPERTY PARTICULARS

FREEHOLD FOR SALE INDUSTRIAL / WAREHOUSE / TRADE COUNTER INVESTMENT

Unit 3, Capital Business Centre
Garnett Close, Greycaine Road
Watford, Hertfordshire
WD24 7GN



3,586 SQ. FT / 333 SQ.M (APPROX GIA)

Plus Mezzanine Offices & Stores 2,455 sq.ft / 228 sq.

**LOCATED ON A WELL ESTABLISHED BUSINESS PARK CLOSE TO
JUNCTIONS OF M1 & M25**

LOCATION

The property is located in on the well established Greycaine Industrial Estate in north Watford. There is easy access to both the the M1 (J5) which is 1.5 miles to the east and the M25 (J9&10) is approximately 2 miles away. Watford North train station is a few minutes walk away which provides trains to London Euston via Watford Junction in 26 minutes.

DESCRIPTION

The unit comprises a mid-terrace industrial building constructed with brick elevations and profile steel cladding above which are used as a plumbing and heating trade counter. The unit includes offices, warehouse and trade counter to the ground floor with an extensive mezzanine floor providing offices and additional storage accommodation.

There is a large loading and car parking area to the front of the unit.

ACCOMMODATION:

The accommodation comprises the below areas measured on a gross internal area basis:

Ground Floor:

Warehouse & Trade Counter - 333.21 sq m / 3,586.70 sq ft

Mezzanine:

Offices & Stores - 228.04 sq m / 2,454.58 sq ft

Total: 561.25 sq m / 6,041.28 sq ft

INVESTMENT SUMMARY

The premises are currently let to Tucker French Limited for a term of 20 years from 31st July 2025 at a passing rent of £63,000 per annum. There are rent reviews on every fifth anniversary of the term to the higher of passing rent and open market value. There are also tenant break options on every fifth anniversary of the term operable with six months prior written notice. The lease is inside Part II of the 1954 Landlord & Tenant Act.

PURCHASE PRICE

Our client seeks £895,000 for their freehold interest.

VAT is not applicable.

DUE DILIGENCE

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2026 of £48,000.

ENERGY PERFORMANCE RATING

D-94

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:



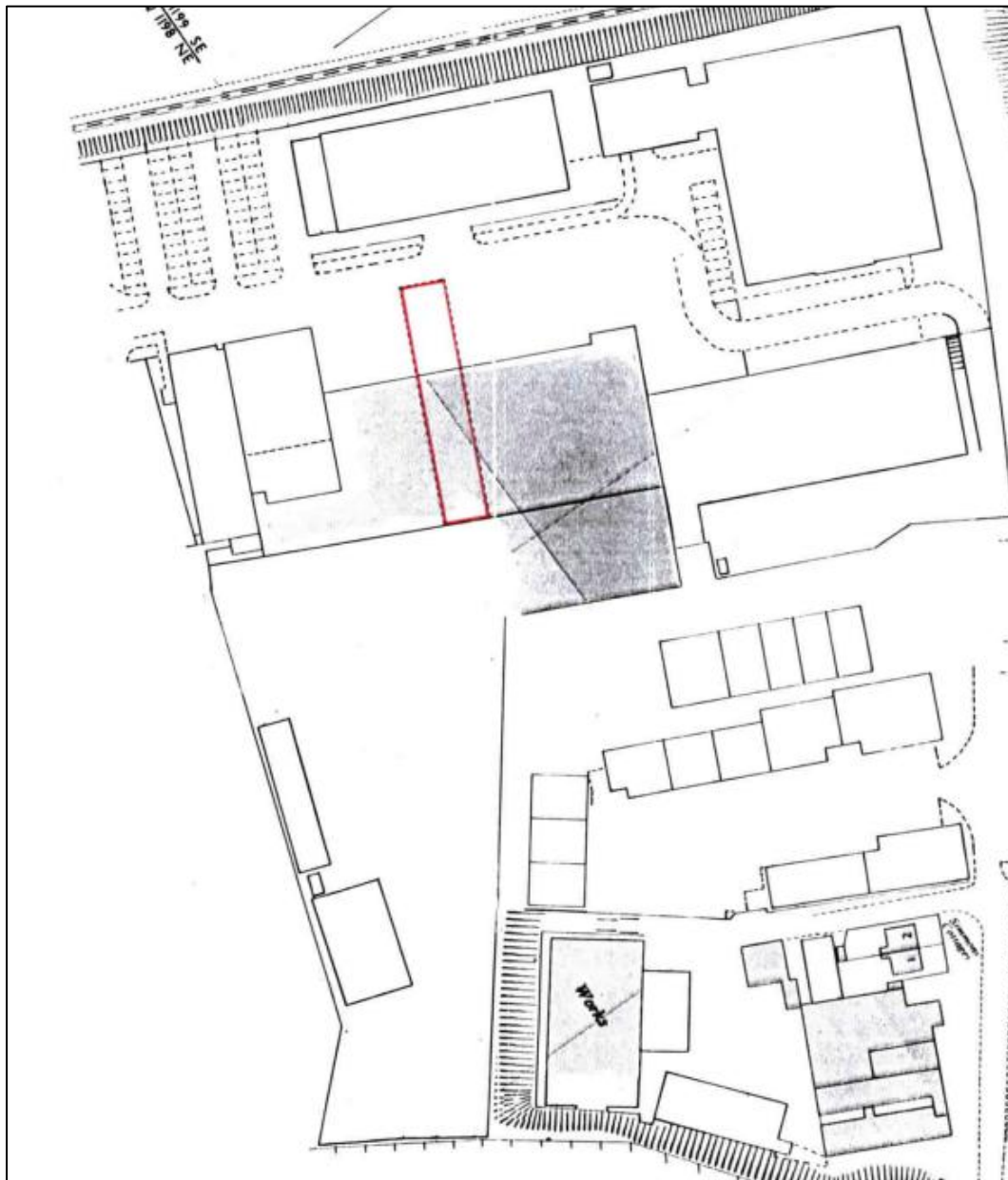
Tom Good / Phillip Mawby

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TITLE PLAN



LOCATION PLAN

