

3 COLNE WAY COURT COLNE WAY, WATFORD

WD24 7NE

bf
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Warehouse with First Floor Office - To Let/May Sell

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Warehouse with First Floor Office
TO LET/MAY SELL

KEY DETAILS

- Excellent access to M1, M25 and A41
- Walking distance to Watford North station
- Nearby retail and food outlets (Asda, Costa & McDonald's)
- 6 demised parking spaces
- Good transport Links
- Modern office space
- 2.3m internal height
- Roller shutter door
- Air conditioning

AMENITIES



Air Conditioning
To Offices



6 Car Parking
Spaces



Motorway
Access



Kitchenette



1 Level Loading Door



WCs



Warehouse



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DESCRIPTION

The building comprises of a two-storey industrial/business unit comprised of ground floor storage and first floor/mezzanine offices.

The ground floor comprises mostly storage accommodation with a concrete floor and LED box lighting. The ground floor also benefits from an electric roller shutter and two W/Cs.

The first floor comprises a mezzanine which has been fitted with a large airy office, two smaller suites, a spacious meeting room and a kitchen.

The premises also benefit from 6 demised parking spaces.

ACCOMMODATION

	Size Sq. ft	Size Sq.m
Ground Floor	1,360	126.35
First Floor	1,287	119.57
Total	2,647	245.92

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

EPC

The property has an EPC rating of D80. Details available upon request.

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LOCATION

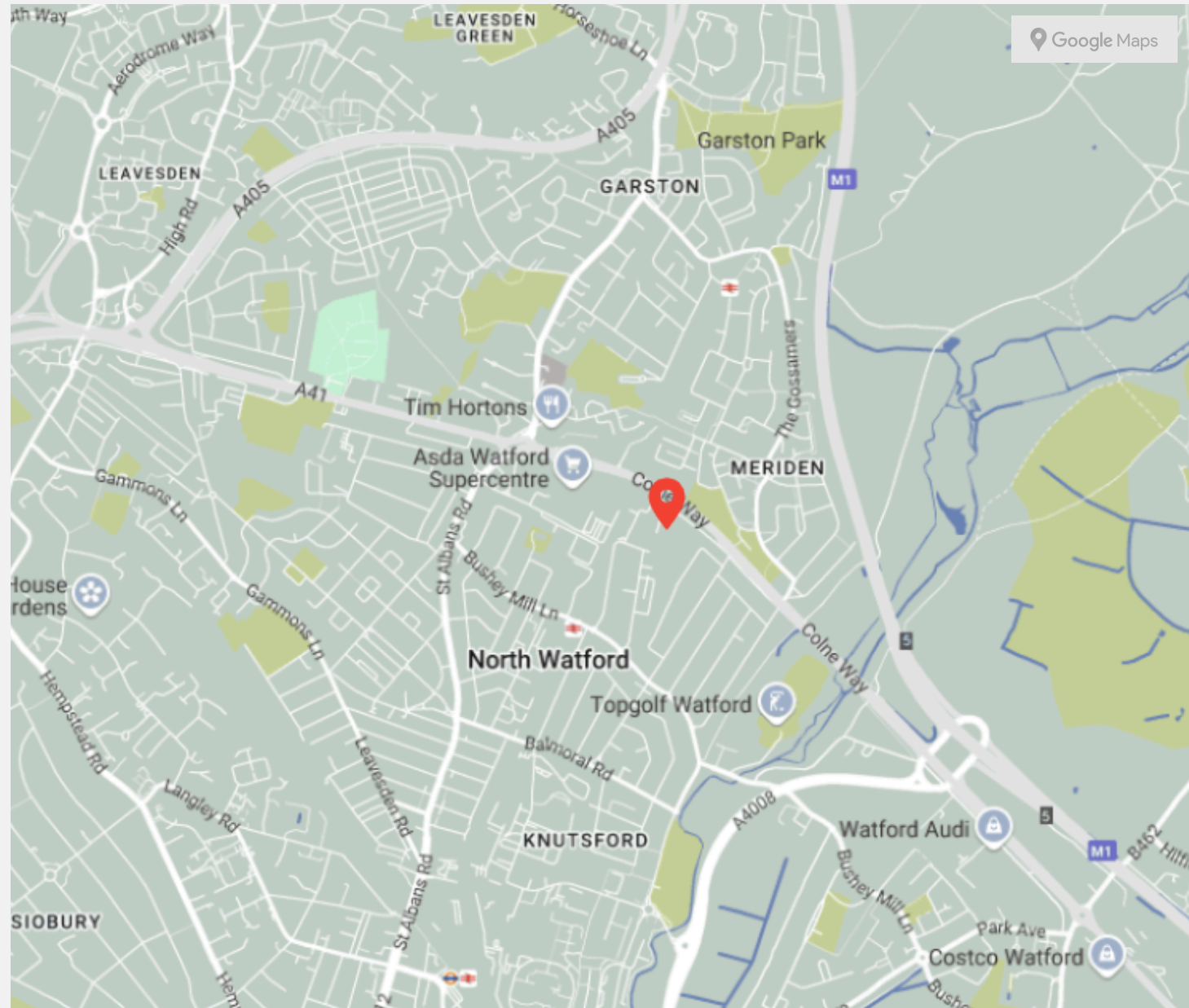
The premises are located on the Colne Way Industrial Estate, North Watford with direct access to the A41 North Western Avenue. Road access is very good from the M1 (Junction 5) to the south and M25 (Junctions 20 and 21) to the north and west.

AREA

- Excellent transport links, Watford junction connects to London Euston in 15 minutes
- Nearby green space at Meridan Park
- Adjacent to shopping park with Asda, Sainsbury's, McDonald's and Costa among others

TRANSPORT

- ▮ A41 direct access
- ▮ M1 less than a mile
- ▮ M25 - 3 miles
- ≡ Watford North station - 0.3 miles
- ≡ Watford junction - 1.1 miles



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TENURE/TERMS

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

Alternatively, the Freehold may be available.

RENT/PRICE

Rent: £40,000 p.a. excl.

Freehold: £630,000

RATES

The VOA website shows an entry in the current Rating List of £18,750. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

LEGAL COSTS

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

VAT

We understand the building is elected for VAT.



CONTACT

GET IN TOUCH

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