

## TO LET – MID-TERRACED INDUSTRIAL UNIT



### Unit 2, Colne Way Court, Watford, WD24 7NE

4,558 SqFt (423.44 SqM)

£69,750 per annum exclusive

- Close proximity to transport links - accessed from A41, M1 (1 Mile) and M25 (3 Miles)
- Suitable for variety of uses (light industrial, storage, educational and medical)
- 8 car parking spaces
- Open plan first floor offices with air con and cat v data cabling
- Ground floor currently partitioned but could provide a flexible open plan layout

**Location:**

The premises are strategically located in North Watford on Colne Way, with direct access to the A41 North Western Avenue with the M1 (Junction 5) less than a mile to the southeast. The M25 (Junctions 20 and 21) are approximately 3 miles to the north of the property, providing ready access to the national motorway network.

**Description:**

A modern mid terraced two storey light industrial unit within an estate of similar units. The first floor comprises predominantly open plan offices with the ground floor currently divided into a number of rooms however they could be removed depending on occupier requirements.

The first floor comprises a main office area plus office/boardroom with suspended ceiling, inset LED lighting and air conditioning, Cat V data cabling, and kitchen and W/C facilities. The unit also benefits from a electric roller shutter door and separate personnel access as well as excellent parking provisions for 8 cars.

**Accommodation:**

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground floor	2,230	207.17
First floor office	2,358	219.06
<b>Total</b>	<b>4,588</b>	<b>426.23</b>

Areas quoted are approximate and should not be held as 100% accurate.

**Terms:**

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £69,750 per annum exclusive

**VAT:**

We have been advised that the property is **not** elected for VAT and therefore, VAT is **not** applicable on the rent.

**Business Rates:**

From enquiries we understand that from April 2023 the property will have a Rateable Value of £64,500 with Rates Payable in the order of **£33,000** per annum.

**Estate Charge:**

There is a contribution towards the repair and maintenance of the estate road and car parking areas. Details available upon request.

**EPC:**

B-40

**Viewings:**

For viewings and further information please contact:

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