

FOR SALE/TO LET
WAREHOUSE & OFFICES
836.12 SQ M (9,000 SQ FT)



200 RICKMANSWORTH ROAD
WATFORD
HERTS WD18 7GQ

See important notice overleaf

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200 RICKMANSWORTH ROAD, WATFORD, HERTS WD18 7GQ

DESCRIPTION & SITUATION The property occupies an accessible and convenient location on the south side of Watford with an important main road frontage to Rickmansworth Road (A412) within a short distance of Watford Town Centre. The location is well served by public transport with Watford Metropolitan Line Station close by and a short distance by road from the main A41 M1 and M25 motorways.

The property comprises a two storey office block together with a single storey warehouse to the rear.

- FEATURES**
- FORECOURT PARKING
 - DOUBLE GLAZING TO OFFICES
 - CENTRAL HEATING TO OFFICES
 - THREE PHASE POWER
 - OIL FIRED WARM AIR HEATING TO THE WAREHOUSE
 - KITCHEN
 - MALE AND FEMALE WC'S

FLOOR AREAS Floor areas are gross internal and approximate only

	(sq m)	sq ft
Offices	185.80	2000
Warehouse	650.32	7000
Total Gross Internal Area	836.12	9,000

TERMS Premises to be let on a new lease for a term to be agreed at commencing rent of £70,000 per annum exclusive. Alternatively consideration be given to the sale of the freehold price £995,000 (Nine Hundred and Ninety Five Thousand Pounds).

RATES To be advised

LEGAL COSTS Each party to pay their own costs.

VIEWING Strictly by appointment through BOWYER BRYCE

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Important Notice

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