

TO LET
SINGLE STOREY
INDUSTRIAL/WAREHOUSE UNIT
810.00 Sq M (8,719 Sq Ft)



REMBRANDT HOUSE
WHIPPENDELL ROAD
WATFORD WD18 7PG

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

REMBRANDT HOUSE WHIPPENDELL ROAD WATFORD WD18 7PG

DESCRIPTION & SITUATION

The premises comprise a single storey factory/warehouse unit of brick construction under a pitched profiled metal roof. The property has the benefit of two loading doors, a number of offices and kitchen and wc facilities.

The Rembrandt House complex is situated fronting Whippendell Road between Hagden Lane and King George's Avenue approximately 1 mile south of the Town Centre and close to major and rail communications. Junction 5 of the M1 and Junctions 19 and 20 of the M25 are all approximately 2 miles distant from the property. Main rail and underground stations are within easy reach. Services from Watford Junction station provides access to Euston (approximately 18 mins) and the north. Underground services off the Rickmansworth Road connect Watford to Baker Street (approx 25 mins) on the Metropolitan Line.

FEATURES

- TWO LOADING DOORS
- THREE PHASE ELECTRICITY
- GAS CENTRAL HEATING TO THE OFFICES
- MALE AND FEMALE WC'S
- KITCHEN
- ALLOCATED PARKING

FLOOR AREAS

All dimensions and areas are approximate only

| | | |
|---------------------------|-------------|-------------|
| Industrial/warehouse unit | 810.00 sq m | 8,719 sq ft |
|---------------------------|-------------|-------------|

TERMS

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

RENT

£48,000 per annum exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant

VIEWING

Contact
BOWYER BRYCE
Simon Scott
01438 310160

Ref: 011654

simon.scott@bowyerbryce.co.uk

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).