

TO LET
SINGLE STOREY
INDUSTRIAL/WAREHOUSE UNIT
582.39 Sq M (6,269 Sq Ft)



UNITS 2 REMBRANDT HOUSE
WHIPPENDELL ROAD
WATFORD WD18 7PG

See important notice overleaf

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UNITS 2 REMBRANDT HOUSE WHIPPENDELL ROAD WATFORD WD18 7PG

DESCRIPTION & SITUATION

The premises comprise a single storey light industrial/warehouse unit of steel portal frame construction with brick and steel profile elevations under an insulated clad roof.

The premises form part of the Rembrandt House complex which fronts on to Whippendell Road between Hagden Lane and King George's Avenue. The primary entrance is off Hagden Lane and is suitable for HGV access. The premises are located approximately 1 mile south of the town centre and close to major road 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 provide access to Euston (approximately 18 minutes) and the north. Underground services off the Rickmansworth Road connect Watford to Baker Street (approximately 25 minutes) on the Metropolitan Line.

FEATURES

- STEEL FOLDING LOADING DOOR 16' X 11'6" HIGH
- 3 PHASE POWER & GAS SUPPLY
- AMPLE CAR PARKING

FLOOR AREAS

All dimensions and areas are approximate only

Industrial/warehouse	582.39 sq m	6,269 sq ft
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TERMS

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

RENT

£35,000 per annum exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

Both parties reasonable legal costs to be borne by the ingoing tenant.

VIEWING

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Important Notice

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