

TO LET

SINGLE STOREY/INDUSTRIAL WAREHOUSE UNIT

WITH COVERED LOADING BAY

508.3 SQ M (5,471 SQ FT)



REMBRANDT COMPLEX

WHIPPENDELL ROAD/HAGDEN LANE

WATFORD WD18 7PG

See important notice overleaf

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REMBRANDT COMPLEX WHIPPENDELL ROAD/HAGDEN LANE WATFORD WD18 7PG

DESCRIPTION & SITUATION

The premises comprise a single storey factory/warehouse unit of brick construction under north light roofing and as such benefits from excellent natural light. Within the unit there are 4 office rooms provided which are in de-mountable partitioned format. There is a covered loading facility directly off Hagden Lane.

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 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

- COVERED LOADING BAY
- EXCELLENT NATURAL LIGHT
- HEIGHT TO BEAM 3.42 METRES (11 FT 2 INS)
- HEIGHT TO APEX 6.738 METRES (22 FT 1 IN)
- GAS SUPPLY
- 3 PHASE POWER
- ALLOCATED PARKING BAYS

FLOOR AREAS

All dimensions and areas are approximate only

Ground floor - Industrial/Warehouse Unit
(including offices of 884 sq ft if required)

508.30 sq m

5,471 sq ft

Total Area

508.30 sq m

5,471 sq ft

TERMS

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

RENT

£30,000 per annum exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

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

VIEWING

Contact

BOWYER BRYCE

Ian Harding or Paul Quy

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