



**AITCHISON
RAFFETY**



- Secure Yard
- Concertina Loading door Width of 4.07 x Height 3.73m
- Storage and Office
- 3 Phase Power
- Kitchen / Break Out Area
- Highest Point of 7.25m

Ian Archer
ian.archer@argroup.co.uk

Connor Harrington
connor.harrington@argroup.co.uk

01923 210733

NOW LET

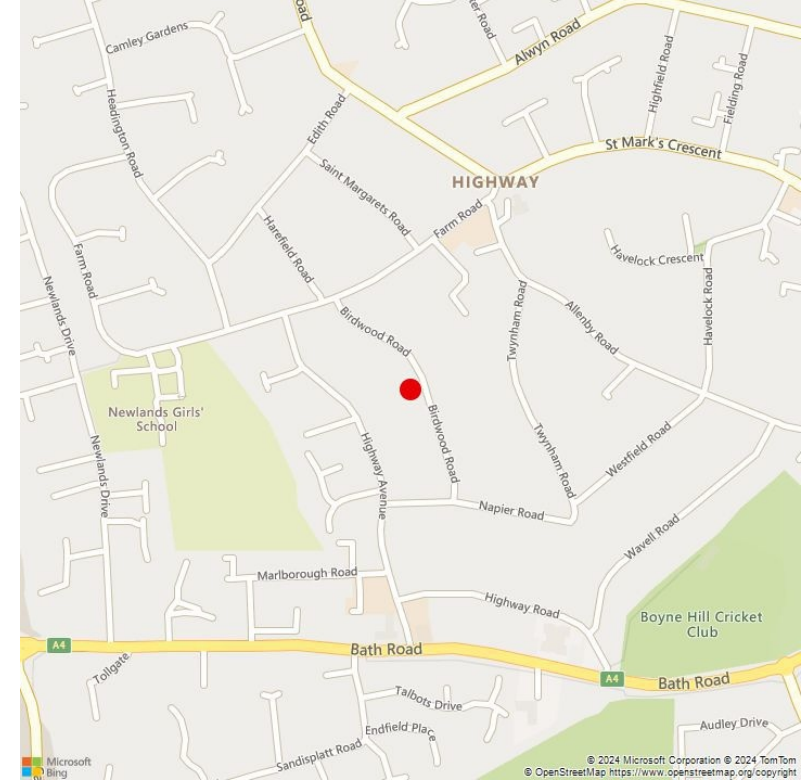
Unit 15-17, Moor Park Industrial Centre, Tolpits Lane, Watford, WD18 9SP

Open Plan Industrial Unit with Secure Yard

Approx. 9,966 Sq Ft (925.84 Sq M)

To Let

Unit 15-17, Moor Park Industrial Centre, Tolpits Lane, Watford, Hertfordshire, WD18 9SP



Description

The property comprises a single storey warehouse of concrete frame construction with brick elevations. The unit used to be two separate units however have since been knocked through and comprises one large unit. The unit benefits from a WC and kitchen facility as well as a Concertina Loading door that measures a Width of 4.07 x Height 3.73m.

Location

The property is located in West Watford within the established commercial area of Tolpits Lane and on the border of Rickmansworth.

The main Watford Junction railway station provides a fast service to London Euston as well as to Birmingham. Croxley Station is within about a 15 minute walk

Floor Area

Ground Floor	9,886 Sq Ft	918.41 Sq M
First Floor Mezzanine	248 Sq Ft	23.04 Sq M
Yard Space	3,165 Sq Ft	294.03 Sq M

Rent

£140,000 per annum exclusive

Business Rates

We understand the current rateable value is £87,000 with rates payable in the order of £47,502 per annum.

VAT

All quoted prices are subject to VAT

Energy Performance Rating

Awaited

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer
 01923 210733 -
ian.archer@argroup.co.uk or
Connor Harrington 01923 210733
connor.harrington@argroup.co.uk



www.argroup.co.uk



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