iBOX

ODHAMS TRADING ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
14,706 SQ FT (1,366.22 SQ M)

Watford • WD24 7RY

UNIT 1

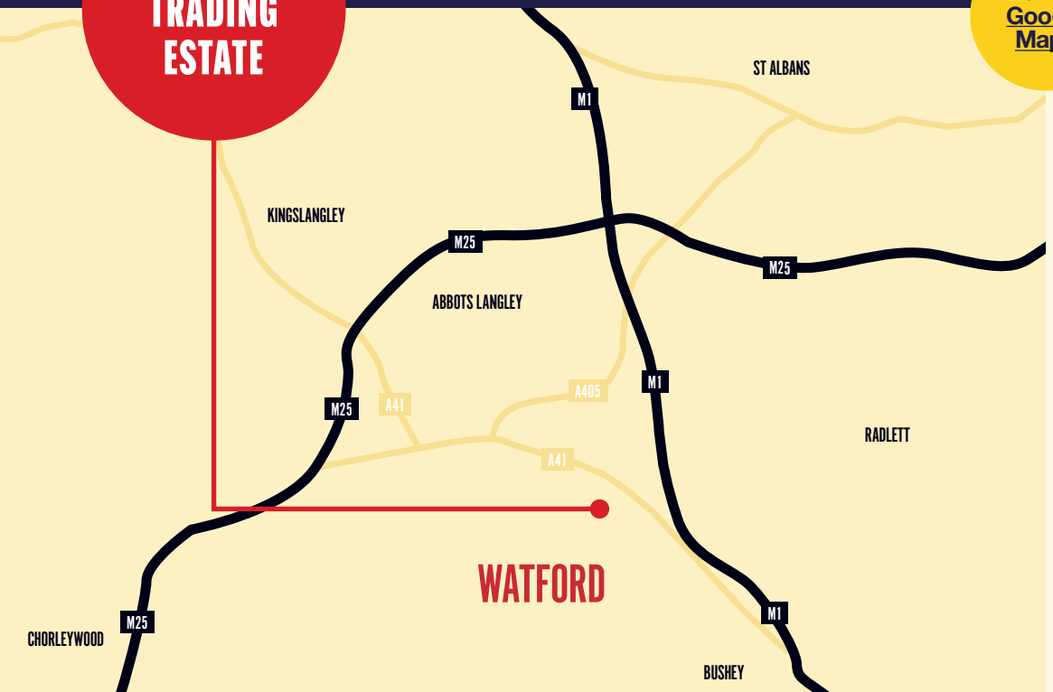


LOCATION

The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.

Watford North railway station is within 0.5 miles of the estate with Watford Junction 1.4 miles away providing access into Central London via London Euston. Additionally, there are several bus routes along St Albans Road providing public transport links.





View on Google Maps



Odhams Trading Estate provides an attractive, well-maintained working environment in the established industrial location of Watford. The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.

SPECIFICATION

- Strategic M25/M1 location
- 38 car parking spaces available
- Secured front loading yard
- Office space at ground and first floor levels
- 6.5m clear height rising to 8m at apex
- Watford North railway station within 0.5 miles





DESCRIPTION

Unit 1 is a prominent semi-detached unit of modern construction with good clear working height and a secured yard. The unit has recently been extensively refurbished (to include a brand-new roof) and is available immediately.

- Strategic M25/M1 location
- Secured front loading yard
- 6.5m clear height rising to 8m at apex

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

AREA	SQ FT	SQ M
Warehouse	10,822	1,005.38
Office (Ground)	1,942	180.42
Office (First)	1,942	180.42
Total	14,706	1,366.22

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TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

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