



PROPERTY CONSULTANTS

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## LOW COST WAREHOUSE PREMISES TO LET



### BUSHEY GROVE ROAD, HERTS, WD23 2205 SQ FT (204.84 SQ M)

**Location:**

Situated midway along Bushey Grove Road in an established industrial building. Bushey Grove Road is convenient for access to Watford Town Centre.

**Description:**

Comprising a warehouse/industrial unit arranged over ground and first floor with offices and WC. The premises are thought suitable for a variety of uses and trades.

**Areas:**

Ground Floor

19.63 ft x 31.5 ft – 619 sq ft

With 11 ft headroom and roller shutter door 10 ft high by 17 ft wide.

First Floor

31.62 ft x 50.21 ft – 1,586 sq ft

With 9 ft headroom currently including offices and WC. Also double doors overlooking the yard area for first floor access.

Total Floor Area 2,205 sq ft

Car Parking and Loading Area



**Lease:** Available on a new flexible Lease at £19,995 pa.

**Business Rates:** Rateable Value £11,250. Rates Payable for 2009/2010 approximately £5,456.25. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Service Charge:** Whilst there is provision for a service charge, we understand from the owners that nothing is being charged at present.

**Building Insurance:** A proportion of the Building Insurance is payable by the Tenant to the Landlord.

**VAT:** We are advised that the owner does not charge VAT on the rent and therefore no VAT will be payable on this unit.

**Repairs:** To keep the property in the same condition as at the outset of the Lease is confirmed by a photographic schedule.

**Legal Costs:** Each party to be responsible for their own legal costs.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**