

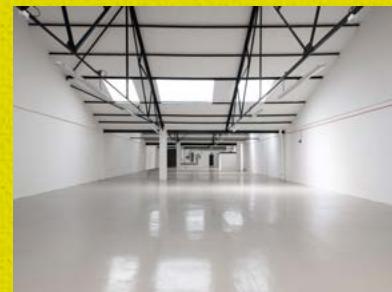


**PENFOLD**  
INDUSTRIAL PARK

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES  
IMPERIAL WAY / WATFORD / WD24 4YY



**TO LET**  
**UNIT L**  
**6,413 SQ FT**  
**(595.76 SQ M)**



## INDUSTRIAL/WAREHOUSE UNIT WITH TWO-STOREY OFFICES TO THE FRONT.

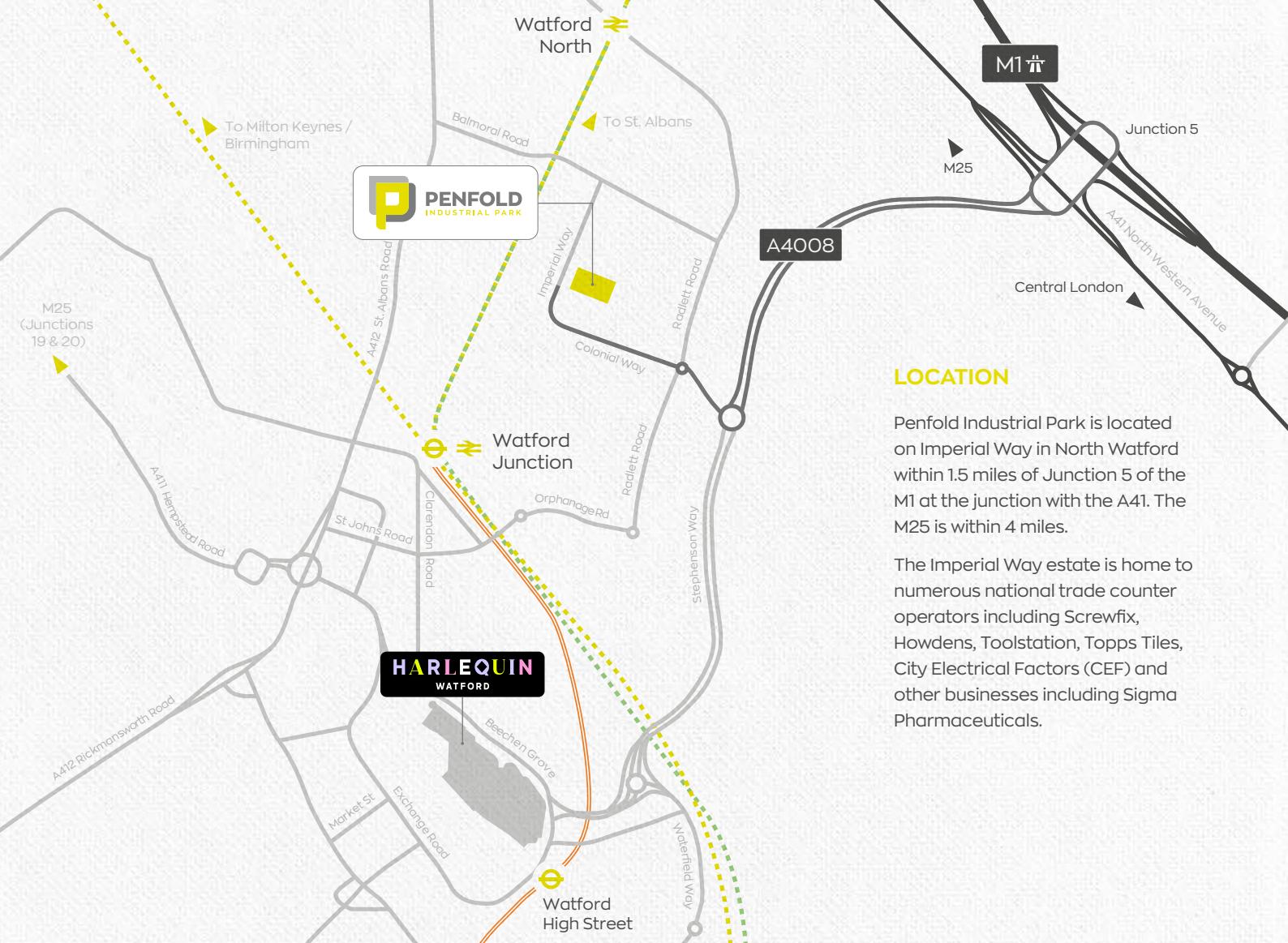
### DESCRIPTION

- Industrial/Warehouse Area  
4,709 sq ft / 437.50 sq m
- Ground Floor Office  
616 sq ft / 57.20 sq m
- First Floor Office  
1,088 sq ft / 101.06 sq m

Approximate Gross Internal Floor Areas

### FEATURES

- New electric roller shutter door
- Electric heating to the offices
- 8 parking spaces
- Warehouse WC's
- Ground floor office WC's
- LED lighting throughout



## TERMS

Available on a new effective full repairing and insuring lease for a term to be agreed.

## RATES

Rates should be verified with Watford Council (01923 226400).

## REPAIR AND MAINTENANCE OBLIGATIONS

The Landlord maintains the exterior of the premises through the service charge. The tenant must maintain the premises in good and substantial repair.

## RENT

On application.

## SERVICE CHARGE

A service charge is levied to cover the cost of external maintenance, roofs, gutters etc, cleaning and maintenance of the common areas of the estate.

## VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charge.

## EPC RATING

B48

## VIEWING

By appointment only.



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