



Sanderson
Weatherall

WAREHOUSE WITH OFFICES FOR SALE



UNIT 13, SHAKESPEARE INDUSTRIAL ESTATE, SHAKESPEARE STREET, WATFORD, WD24 5RR

sw.co.uk



2,195 Sq Ft (203.97 Sq M)

Full Height Panel

Shutter Loading Door

5 Parking Spaces

Air-conditioning

Offices with good natural light

Location

Shakespeare Industrial Estate is located in north Watford approximately 1.5 miles from the Town Centre. It is accessed from Leavesden Road via Shakespeare Street and Acme Road and is within short driving distance of the M1 (junction 5) and the M25 (junctions 19 & 20). Watford Junction Station is approximately 1.25 miles away.

Description

The property consists of an end of terrace two storey unit with brick elevations and a flat roof. The ground floor was designed to provide open plan warehouse space and has a roller shutter in the front elevation. It has been partially fitted out with partitions to create a rear warehouse area, offices, kitchen and WC. Most of the space (excluding the rear warehouse) has suspended ceilings. The ceiling height (measured in the rear warehouse) is 3.7 m.

Tenure

Freehold with vacant possession.

Price

Offers in excess of £350,000 exclusive of VAT for the freehold interest.

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

Rates

Rateable Value: £17,500

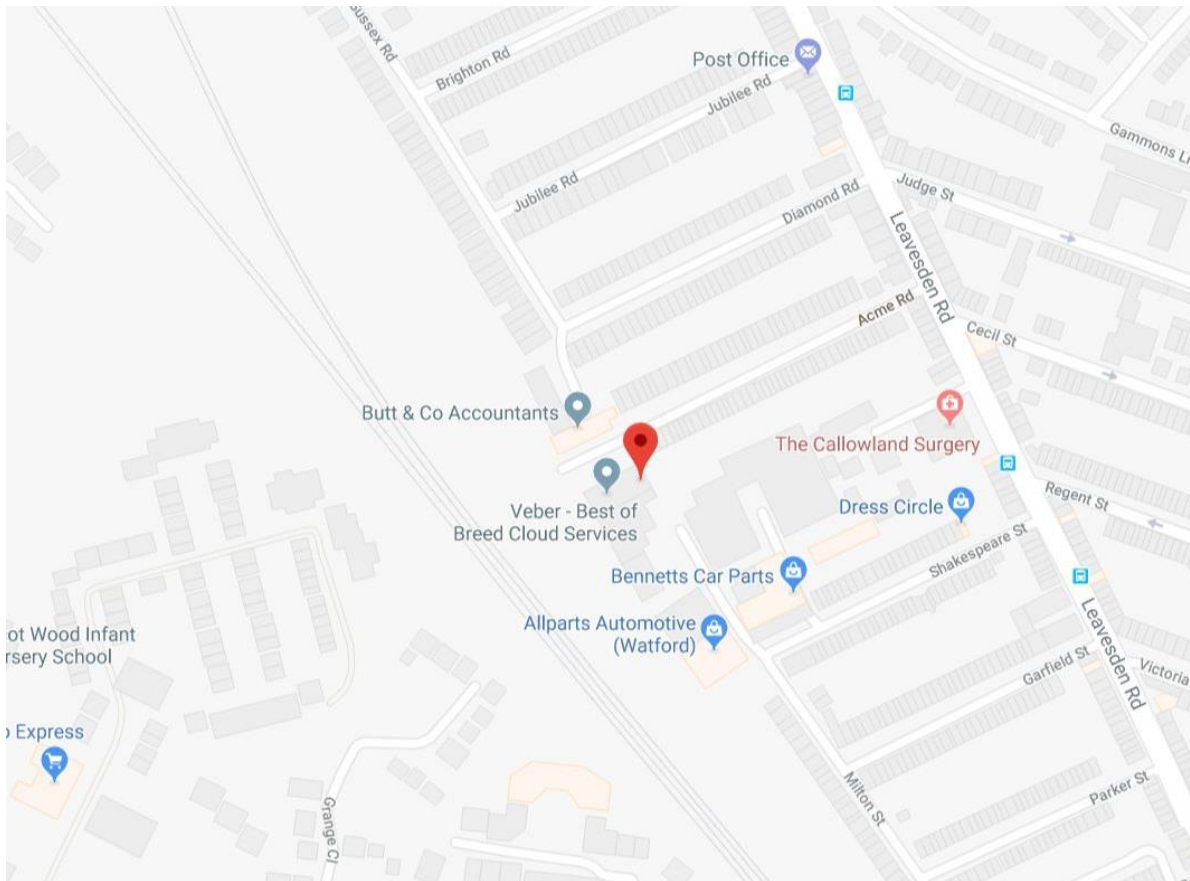
Rates Payable (2018/2019): £8,400.

VAT

All prices quoted are exclusive of VAT (if applicable).

Accommodation

Description	Sq M	Sq Ft
Ground Floor:	100.84	1,085
First Floor:	103.13	1,100
Total:	203.97	2,195



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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Strictly by prior appointment with the agents:

Paul Moody
020 7851 2129
paul.moody@sw.co.uk

Max Rusby
020 7851 2141
max.rusby@sw.co.uk

Sanderson Weatherall LLP
Balfour House
46-54 Great Titchfield Street
London
W1W 7QA

**Sanderson
Weatherall**

sw.co.uk