

# TO LET.

Units H-K, Caxton Court, Caxton Way, Watford WD18 8RH.

Warehouse / Storage / Production units from 4,638 sq ft - 11,943 sq ft.



## Key Features.

- A terrace of four warehouse units
- 6.9m – 7.5m clear height
- 32m deep yard to Unit 1
- Level loading doors
- Fitted offices
- Ample car parking

*To be refurbished*

## Location.

Caxton Court is located off Caxton Way on Watford Business Park, 3 miles to the south west of Watford Town centre.

Watford is located 12 miles north west of Central London. The town is well served by communication links with J5 of the M1 Motorway, five miles to the north east, and J18 of the M25 Motorway, four miles to the north west. Other communication links include a bus service linking to Watford Metropolitan Station and Watford Junction Station, which forms part of London Underground's Metropolitan Line.

## Accommodation.

	Sq Ft	Sq M
<b>Unit H – total</b>	<b>11,943</b>	<b>1,109.44</b>
Warehouse	8,599	798.80
First Floor Fitted Offices	1,672	155.32
Undercroft	1,672	155.32
<b>Unit I – total</b>	<b>4,638</b>	<b>430.88</b>
Warehouse	3,002	278.88
First Floor Fitted Offices	818	76.00
Undercroft	818	76.00
<b>Unit J – total</b>	<b>4,638</b>	<b>430.88</b>
Warehouse	3,002	278.88
First Floor Fitted Offices	818	76.00
Undercroft	818	76.00
<b>Unit K - total</b>	<b>5,402</b>	<b>501.80</b>
Warehouse	3,794	352.48
First Floor Fitted Offices	804	74.66
Undercroft	804	74.66
<b>TOTAL</b>	<b>26,621</b>	<b>2,473.00</b>

All areas are approximate gross external.

## Description.

Units H-K Caxton Court comprises a terrace of four ultra modern steel portal frame warehouse / industrial units constructed in 2017. All units will be fully refurbished.

### Unit H

- 32m deep yard
- 19 car parking spaces
- 7.5m clear height rising to 9.0m at the apex
- 2x electrically operated level loading doors, with one benefiting from an internal fast lift curtain door
- Warehouse lighting and heating
- Undercroft for flexible future fit out

### Units I and J

- 1 electrically operated level loading door to each unit, with Unit 3 benefiting from a secondary additional fast lift curtain door
- 7 car parking spaces to each unit
- 6.9m clear height rising to 7.6m
- Warehouse lighting and heating
- Undercroft for flexible future fit out

### Unit K

- 1 electrically operated level loading door
- 7 car parking spaces
- 6.9m clear height rising to 7.6m
- Warehouse lighting and heating
- Undercroft for flexible future fit out



## Terms.

Units H-K are available individually or combined by way of new FRI leases on terms to be agreed.

## Due Diligence.

Any interested party will be required to provide the Landlord and agent with company information to comply with anti money laundering legislation.

## Rates.

The property is currently assess as a single unit with a rateable value of £241,000 and is described as “warehouse & premises”. All enquiries should be directed to Watford Local Authority. Note: the units will need to be individually reassessed upon refurbishment.

## Legal Costs.

Each party to bear their own legal costs.

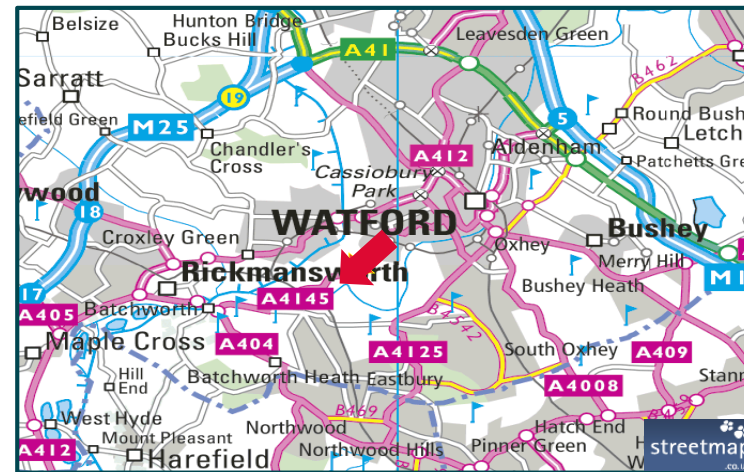
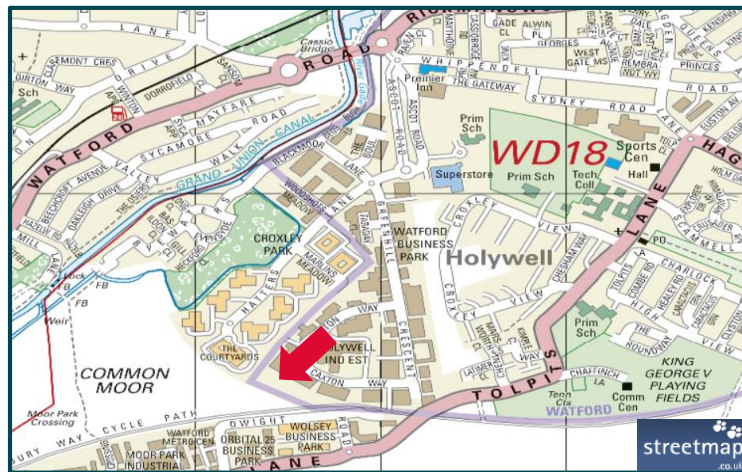
## EPC.

A:24 (current)

Note: new EPC's for each unit will be provided upon refurbishment.

## Rent & VAT.

Rent on application. Rent is subject to VAT at the prevailing rate.



# Contact.

For further information, terms, to view the premises or to discuss your requirement, please contact Knight Frank or the joint letting agents:



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## SUBJECT TO CONTRACT

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