

UNIT 6

GARNETT CLOSE, WATFORD, WD24 7GN

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET / FOR SALE

3,550 SQ FT

To Let or For Sale - Single Storey Business unit close to M1 (junction 5) with good forecourt loading / parking

Key Features

- Good Loading & Car Parking
- Gas central heating
- Eaves up to 4metres
- Male, female and warehouse WC's
- 3.5m wide X 3m high Loading Door
- Three phase power
- Offices and showroom
- Fitted staff kitchen

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Description

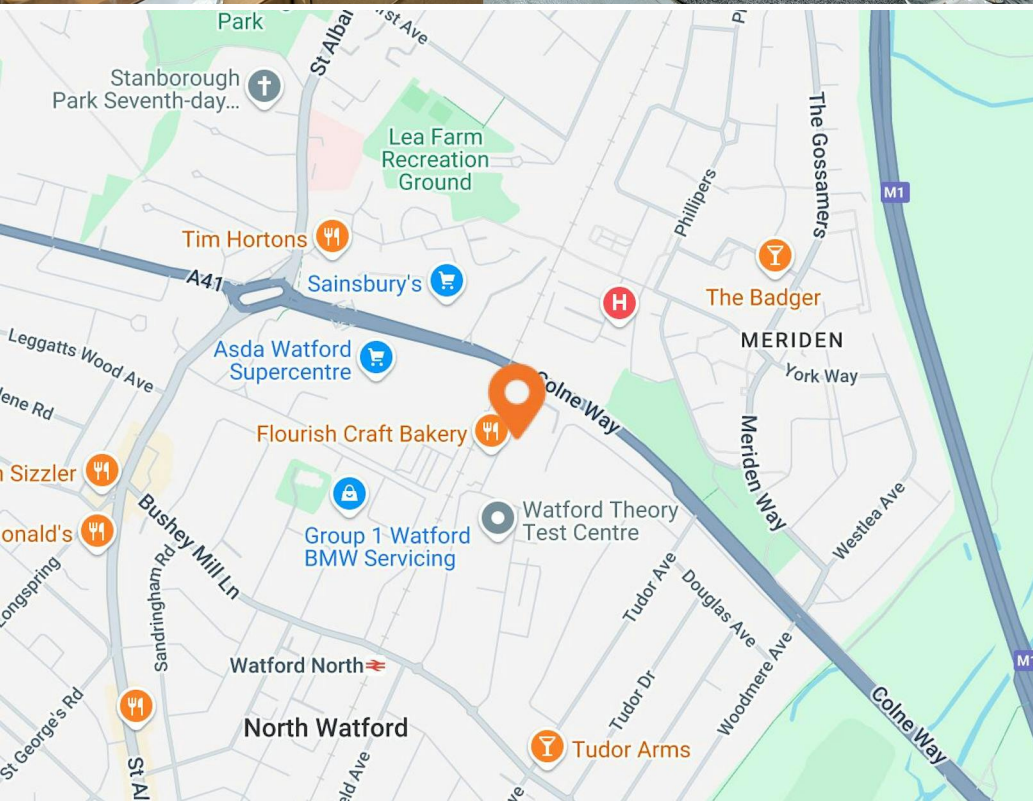
The property comprises a mid-terrace single storey business unit amounting to 3,550 sq ft (330 m²) GIA of north lit roof design. Internally, the property has been fitted out to provide office and showroom, storage and ancillary workshop and can easily be adapted for other uses such as Trade Counter / Showroom / Warehouse.

Location

Located in North Watford on the established Greycaine commercial estate, there is easy access to both the M1 (J5) under 1½ miles distant, and the M25 (J's 19 & 20) approx. 2 miles.

Nearby North Watford Station provides a connection between Watford Junction (access to Euston in under 20 minutes, the North of England and Gatwick Airport) and St Albans.

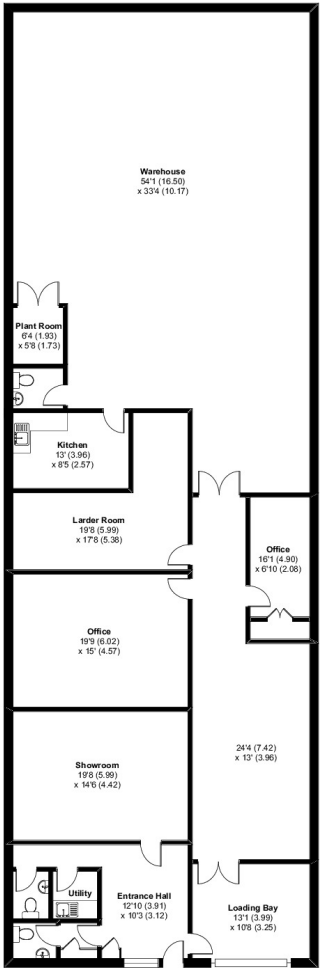
Occupiers on the estate include Booker Cash & Carry, KD Wholesale, Gap Tool Hire, Décor Tiles, Trail Parts and National Tyres.



Garnett Close, Watford, WD24

Approximate Area = 3556 sq ft / 330.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Forest Real Estate Limited. REF: 1253458

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,550	329.81	Available
Total	3,550	329.81	
Lease	New Lease		
Rent	£56,950 per annum		
Price	Offers from £825,000		
Rates	£4.88 per sq ft		
Service Charge	N/A		
VAT	Not applicable		
EPC	E		

Contact

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