



**3 modern warehouse units available separately or combined**

## **Units I, J & K Caxton Court**

Caxton Way, Watford, WD18 8RH

Light Industrial, Industrial,  
Warehouse

# **TO LET**

**4,638 to 14,677 sq ft**

(430.88 to 1,363.54 sq m)

- 6.9m clear height
- 1 loading door per unit
- First floor offices with comfort cooling
- Ample car parking
- LED lighting to offices
- 30kN/sq m floor loading
- To be fully refurbished

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## Summary

Available Size	4,638 to 14,677 sq ft
Rent	£15.50 per sq ft
Rates Payable	£4.25 per annum Estimated rates payable
Service Charge	£0.51 per sq ft
EPC Rating	A (24)

## Description

A terrace of modern, steel portal frame units constructed in 2017 with first floor offices (approximately 15% office content).

## 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 Junction 5 of the M1 motorway, five miles north east and Junction 18 of the M25 motorway four miles to the north west. Other communication links include a bus service linking Watford Metropolitan Station (on the London Underground) with Watford Junction Station.

## Accommodation

The accommodation comprises the following gross external areas

Name	Sq ft	Sq m	Availability
Unit - H	11,942	1,109.45	Under offer
Unit - I	4,638	430.88	Available
Unit - J	4,638	430.88	Available
Unit - K	5,401	501.77	Available
Total	26,619	2,472.99	

## Viewings

Strictly by appointment via joint agents.

## Terms

The units are available individually or combined by way of a new FRI lease for a term to be agreed. The units will be available for occupation from October 2021.

## Service Charge

A service charge is payable towards maintenance of common areas of the estate

## VAT

The property is VAT registered and therefore VAT will be charged on the rent and service charges.



## Viewing & Further Information

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