



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 likes 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

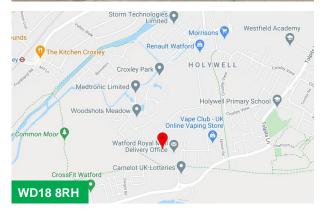
A service charge is payable towards maintenance of common areas of the estate

VΔΤ

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







Viewing & Further Information

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