

**FACTORY/WAREHOUSE BUILDING
WITH PARKING**

FREEHOLD FOR SALE

17,697 SQ FT (1,644 SQ M)

**SHAKESPEARE INDUSTRIAL ESTATE, SHAKESPEARE
ROAD, WATFORD WD24 5RS**



LOCATION: Situated on the corner of Shakespeare Street and Milton Street off Leavesden Road to the North of Watford. St Albans Road (A412) is in very close proximity, providing easy vehicular access to the M25 and M1 to the north and Watford Town Centre to the south.

Watford Junction and Watford North National Rail and London Overground stations are both within walking distance, providing regular services into London Euston, St Albans, Milton Keynes, Tring and Wolverhampton. There are also buses serving the area located on Leavesden Road and St Albans Road.

66-70 Parkway, London NW1 7AH

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DESCRIPTION: Comprises a self contained factory/warehouse building formerly 3 individual units that have been interconnected. Part single storey brick built unit with good floor to ceiling height and a pitched open raised roof with a mezzanine. The main building is also a brick built factory/warehouse arranged on ground and first floors. The building benefits from 12 car parking spaces and 2 roller shutter loading doors.



ALL DIMENSIONS ARE APPROXIMATE

Ground Floor	8,953 Sq Ft (831 Sq M)
First Floor	8,744 Sq Ft (812 Sq M)
TOTAL	17,697 Sq Ft (1,644 Sq M)

TERMS

TENURE
FREEHOLD

PRICE: £1,900,000

BUSINESS RATES: R/V £68,000

VIEWING: Strictly by appointment through owner's SOLE agents as above.

CONTACT
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