

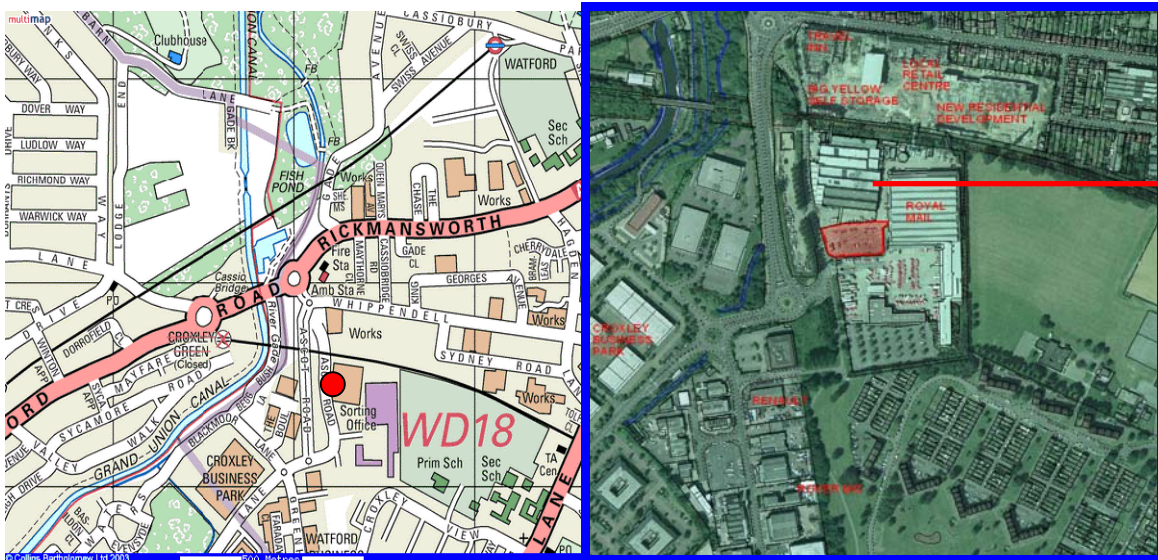
****BAYS 1&2 + 3&4 NOW LET TO
CARDS INC AND COSENTINO****

**WAREHOUSE/STORAGE SPACE
TO LET
ON FLEXIBLE TERMS**

**20,969 – 28,319 sq ft
(1,948 - 2,631 sq m)**

**ASCOT CENTRE
ASCOT ROAD
WATFORD**

LOCATION:



Prominently located on Ascot Road, providing direct access to the Rickmansworth Road (A412). This is an established industrial location with the Croxley Business Park close by. The M25, J19 is located approximately 2 miles away. The area is well served by numerous bus routes and the nearest bus stations are Croxley (British Rail) and Watford (Metropolitan Line).

DESCRIPTION

The property was constructed in the late 1970's and is of a steel frame construction, with north light roof, arranged in 3 bays. The available unit benefits from a secure loading area and 2 x full height roller shutter loading doors. There is a separate parking area available adjacent to the property with the potential to park up to 130 cars.

FLOOR AREA:

Warehouse:	20,969 sq ft	(1,948 sq m)
Additional Storage:	6,350 sq ft	(590 sq m)
Offices:	1,000 sq ft	(93 sq m)

TOTAL 28,319 sq ft (2,631 sq m) Approx. Gross Internal Area.

SPECIFICATION:

- 8 metre eaves height.
- 2 x roller shutter loading doors.
- Sodium spot lighting.
- Extensive car parking.
- Prominent frontage, visible from Watford Road.

TENURE:

Available on flexible lease terms from 12 months upwards.

SERVICE CHARGE

No service charge to be paid by the tenants.

RENT

20,969 sq ft - £111,000 per annum exclusive.
28,319 sq ft - £150,000 per annum exclusive.

RATES:

To be assessed.

Interested parties are advised to make their own enquiries with Watford Borough Council.

VIEWING:

All enquiries through joint sole agents:

LSH
Jay Raj
T:01727 896 223

Jones Lang LaSalle
Daniel Grant
T: 020 7852 4644

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