



## 14 Rhodes Way

Watford, WD24 4YW

### 1.25 Acre Light Industrial Site - For Sale

**25,475 sq ft**

(2,366.70 sq m)

- 25, 475 sqft Modern Warehouse & HQ Office
- Secure Yard
- Electric gate
- 18,702 sqft Warehouse
- 5.8m eaves height
- Ample Parking

# 14 Rhodes Way, Watford, WD24 4YW

## Summary

Available Size	25,475 sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

## Description

The property, which is entirely self-contained, on a site of 1.125 acres, comprises a detached modern single storey industrial/warehouse with two storey offices to the front. The property benefits from a secure yard via an electric operated gate, where vehicles also have access around the building. The warehouse totals approximately 18,702 sq ft (1,737 sq m) with a partition walled area providing separate picking and packaging/storage/workshop space. The warehouse also benefits from a minimum eaves height of approximately 5.8 meters and accessed by four roller shutters plus separate canteen and WC facilities.

The ground floor offices are fully air-conditioned and DDA compliant, with access via a main entrance and side entrance. Made up of a combination of open plan and individual offices including board room and staff canteen. The ground floor benefits from a lift, disabled WC and additional WC facilities.

The first floor offices are a combination of open plan and individual offices including CEO's office and archive room. Benefitting from a high specification to also include air-conditioning, suspended ceiling with recessed lighting, and male and female WC's. There is also a mezzanine area of approximately 1,805 sq ft currently used as a showroom.

## Location

The property is located at the top end of Rhodes Way, a spur road off Colonial Way, which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1 mile). Junction 19 of the M25 is circa 3 miles both providing access to the national motorway network. Watford Junction Station (circa 1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	18,702	1,737.47	Available
Ground - Office	2,166	201.23	Available
1st - Office	2,166	201.23	Available
1st - WC and Storage	636	59.09	Available
Mezzanine - Showroom	1,805	167.69	Available
<b>Total</b>	<b>25,475</b>	<b>2,366.71</b>	



## Viewing & Further Information



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