



## Former Waterdell Nurseries, Chequers Lane

Watford, WD25 0GR

**1.3 Acre agricultural or horticultural land adjacent to M1 Motorway.**

**56,628 sq ft**  
(5,260.91 sq m)

- Direct Access to M1 Junction 6
- Operators Licence
- Gated & Fenced
- Hardstanding Surface
- Water & Electric
- Telecoms Connectivity

# Former Waterdell Nurseries, Chequers Lane, Watford, WD25 0GR

## Summary

<b>Available Size</b>	56,628 sq ft
<b>Price</b>	Offers in excess of £1,650,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The land comprises a 1.3 acre, secure agricultural or horticultural site. The site offers flexible accommodation suitable for a variety of open storage and light industrial uses subject to planning consent and subject to removal of the covenant.

## Location

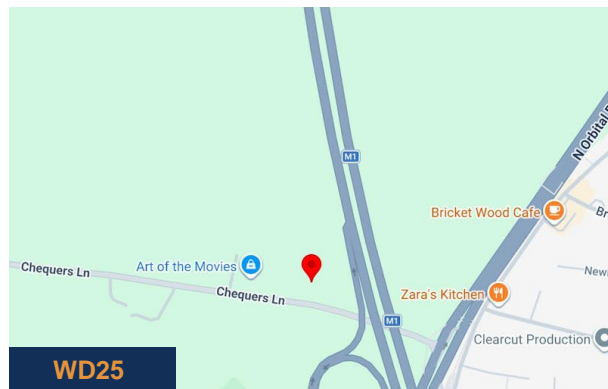
The site is located in the north of Watford and offers excellent connectivity. Situated just 1.2 miles from the M25 Junction 21A and direct access onto the M1 Junction 6, the site offers excellent access to the motorway network.

## Terms

The freehold interest in the site is available for the sum of £1,650,000 subject to contract.

## Video

- Drone Video - <https://vimeo.com/1168548998?share=copy&fl=sv&fe=ci>



## Viewing & Further Information



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