FOR SALE/TO LET

OFFICE

GRAHAM SIBBALD



Unit 41, The Metro Centre, Dwight Road, Watford, Hertfordshire, WD18 9SB

- 2 separate office suites of 1,142 or 1,154 sq.ft, totalling 2,295 sq.ft To Let or For Sale
- Gas central heating, Kitchen & WCs on each floor
- 9 car spaces
- Air Conditioning to part Ground Floor

LOCATION

The property is situated on Metro Centre, a private business park in Dwight Road off Tolpits Lane on the southwest side of Watford and close to Rickmansworth.

J18 and 19 of the M25 are approximately 3 miles distant and J5 of the M1 is within 4.5 miles, all giving good access to the national road network.

Moor Park underground station provides a frequent service on the Metropolitan line to London 1.7 miles away, and Watford Junction station to London Euston provides a fast and frequent service in a best time of 18 minutes.



DESCRIPTION

A modern self-contained end-of-terrace office building on 2 floors, with a dedicated entrance for the ground floor plus a shared entrance at the rear for the first floor.

ACCOMMODATION

The property comprises 2 floors that could be occupied separately or let together as one.

There is a large open plan area together with a partitioned room and WCs plus kitchen.

The first floor has a shared entrance with a large open plan space plus a large meeting/training room and a staff kitchen/breakout room, plus WCs

Ground floor offices	1,154 Sq Ft	107.21 Sq M
First floor offices	1,142 Sq Ft	106.09 Sq M
Total	2,296 Sq Ft	213.3 Sq M

RATEABLE VALUE

GF Rating assessment £22,500 payable £9,675
FF Rating Assessment £21,500. Payable £9,245

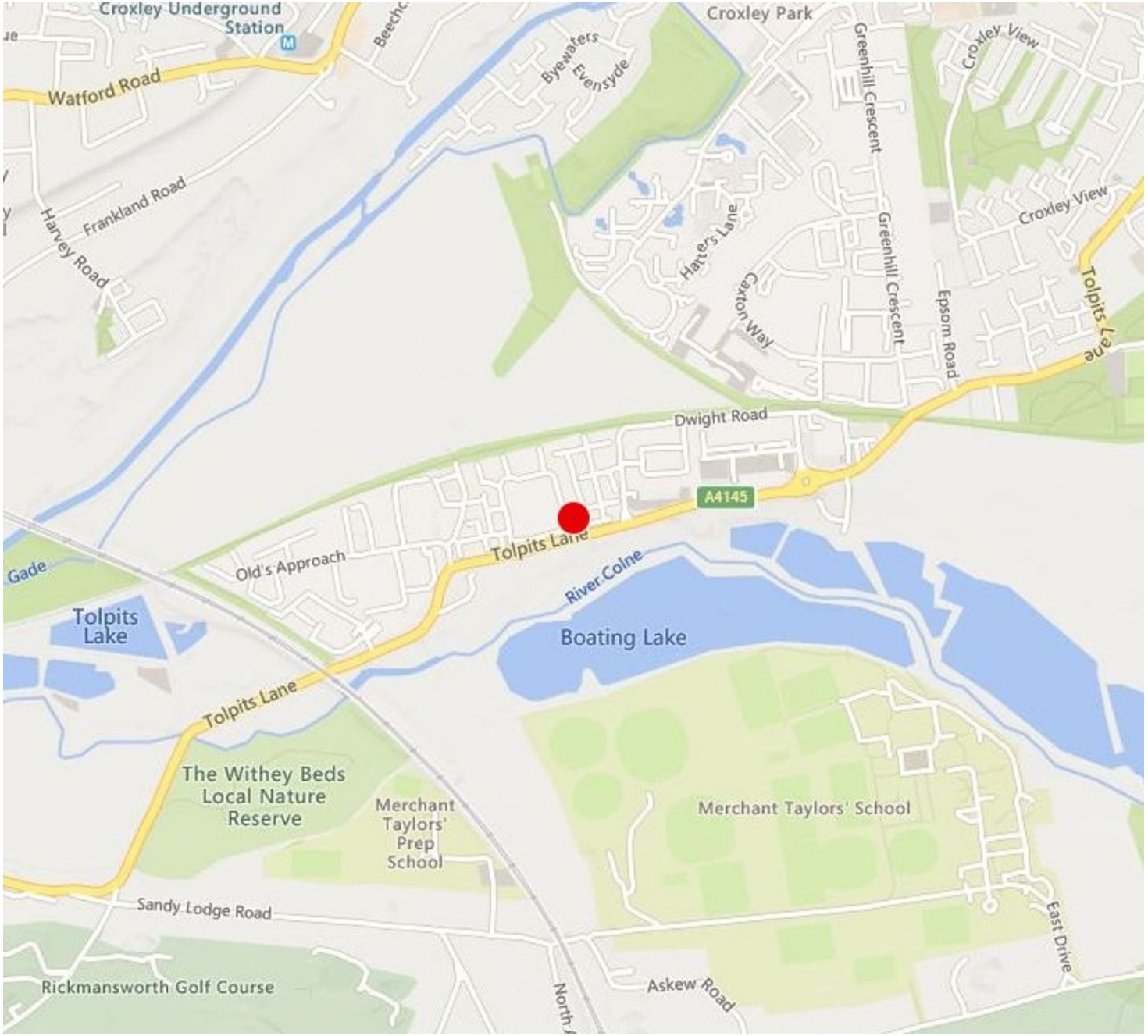




ENERGY PERFORMANCE CERTIFICATE
Awaiting EPC

QUOTING RENT/PRICE
£20,560 - £41,500 Per Annum/£595,000 Offers in the Region of

TENURE
Available either to let from 1 year upwards on a lease to be excluded from the Landlord & tenant Act 1954 security of tenure, or for sale with vacant possession



To arrange a viewing please contact:



IAN ARCHER
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