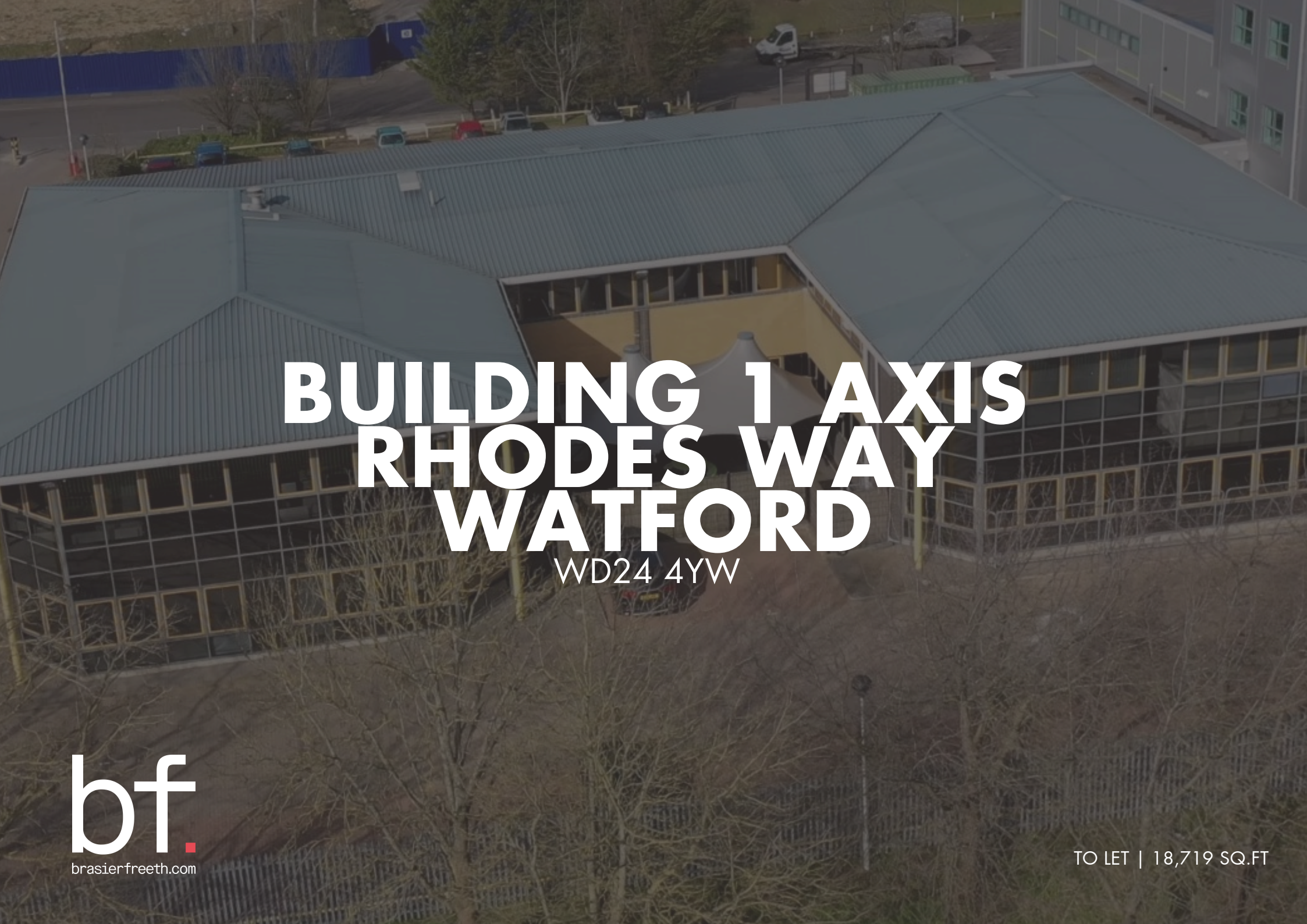


# BUILDING 1 AXIS RHODES WAY WATFORD

WD24 4YW

bf.

brasierfreeth.com

TO LET | 18,719 SQ.FT

# BUILDING 1 AXIS WATFORD

WD24 4YW



## KEY DETAILS

- Self-contained building with playground area
- Well suited for educational user
- Planning consent for a School
- On site car parking
- Including canteen, playground and lecture theatre Alternative uses would be considered – subject to planning
- 13 minute walk to Watford Junction Station
- 1 mile to M1 (J5)
- 5 miles to M25 (J20 & J21a)

## DESCRIPTION

Building 1 is a prominently positioned two storey office building which has been converted into a school and was previously operating as part of the Watford University Technical College.

The property includes classrooms, break out spaces, a playground, canteen and lecture theatre

## ACCOMMODATION

| *Floor* | *Size Sq. ft* | *Size Sq.m* |
|---|---|---|
| Ground Floor | 9,161 | 851.10 |
| First Floor | 9,558 | 888.00 |
| Total | 18,719 | 1,739.10 |

*These floor areas are approximate and have been calculated on an IPMS3 basis.*



# BUILDING 1 AXIS WATFORD

WD24 4YW

Office Space

**TO LET**

## PLANNING

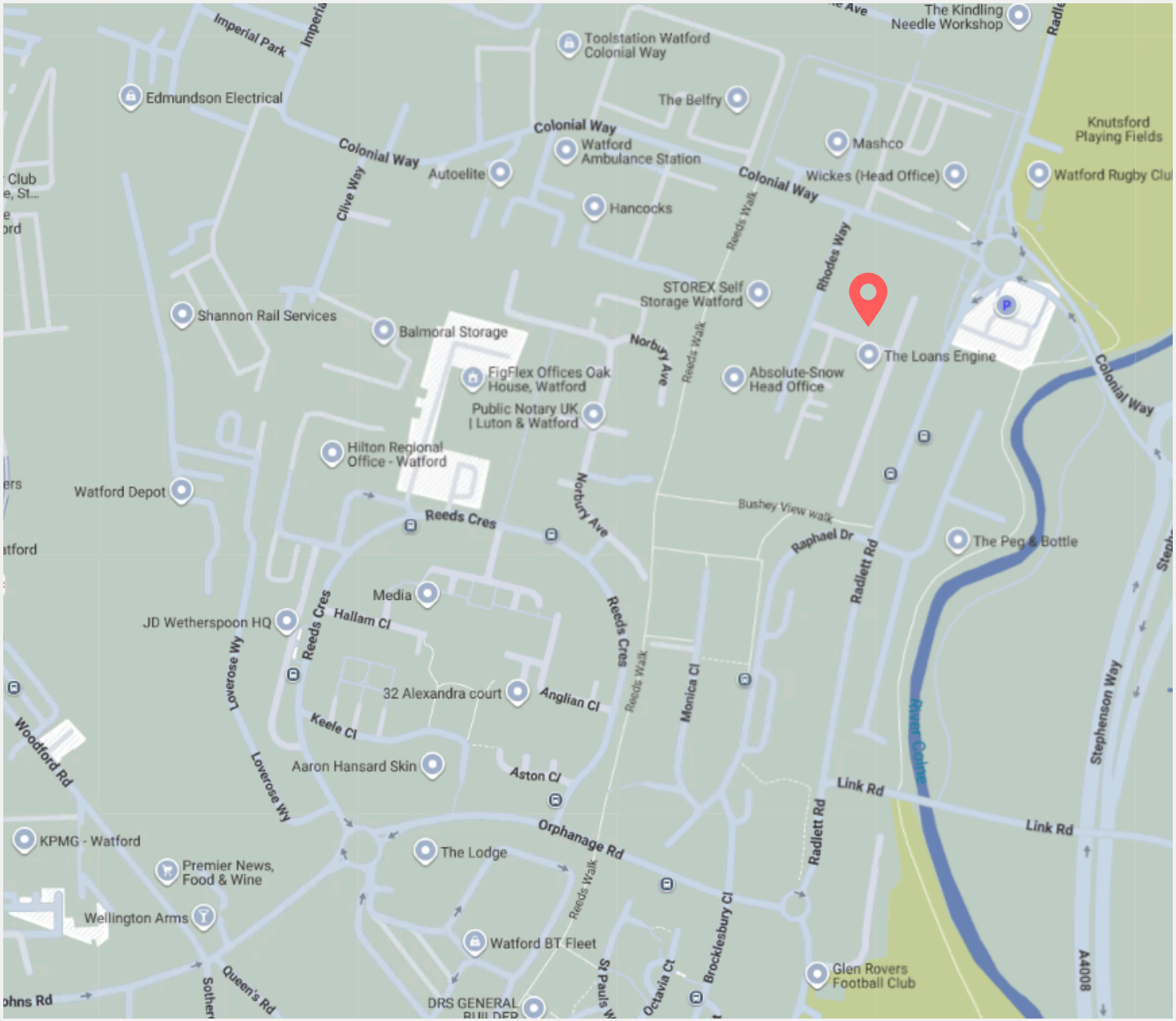
The property benefits from a planning consent to use the site as a "state-funded" school. Alternative uses would be considered subject to planning

## LOCATION

AXIS is well located providing good access links by road and rail. Watford Junction is a 13 minute walk which provides regular trains to Central London and the North, while the M1 (J5) is less than 1 mile away. Watford Town Centre is 1 mile from the building which offers a wide range of retail and leisure amenity including the Atria Shopping Centre.

## TRANSPORT

- Watford Junction - 13-minute walk
- M1 (J5) - 1 mile
- M25 (J20 & J21) - 5 miles




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# BUILDING 1 AXIS WATFORD
WD24 4YW



## TERMS

Available on a new lease for a term to be agreed.

## RENT

Upon application.

## EPC

The property has an EPC rating of B 32. Details available upon request.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £445,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

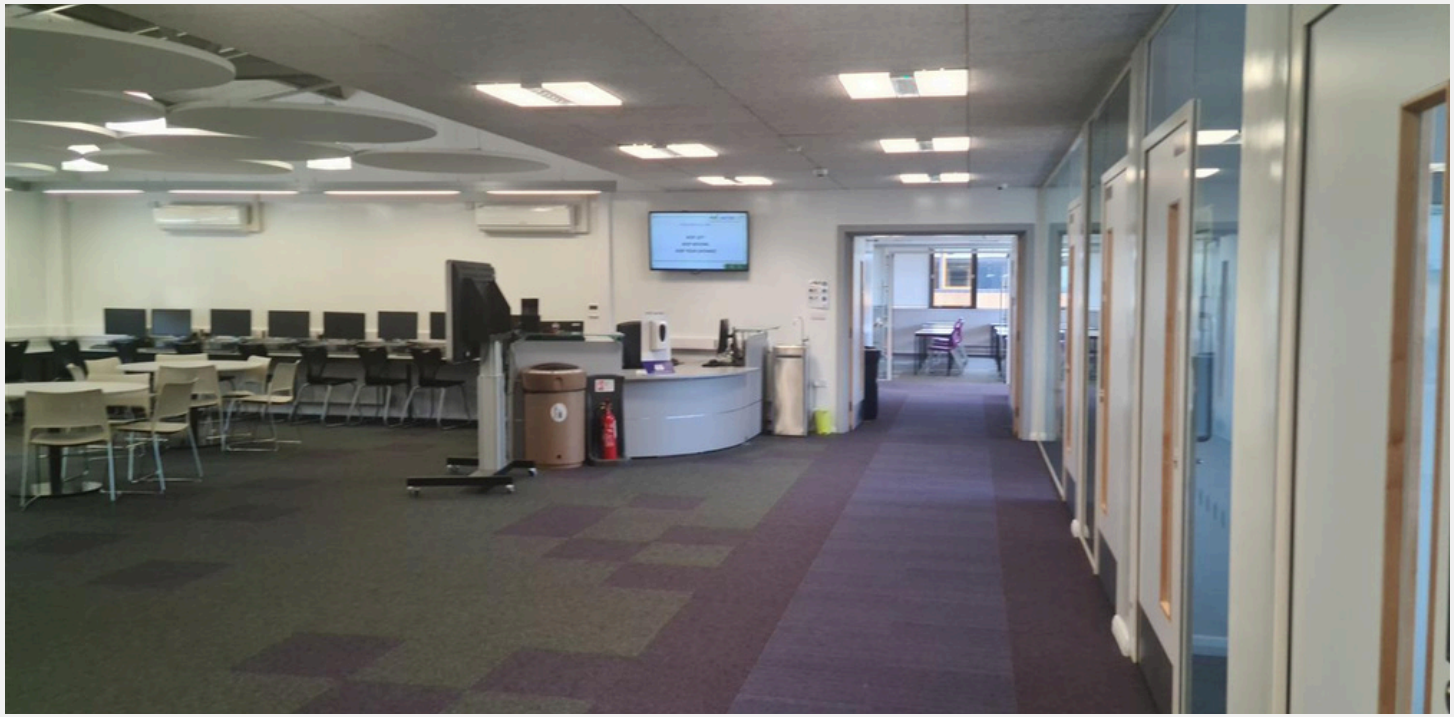
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

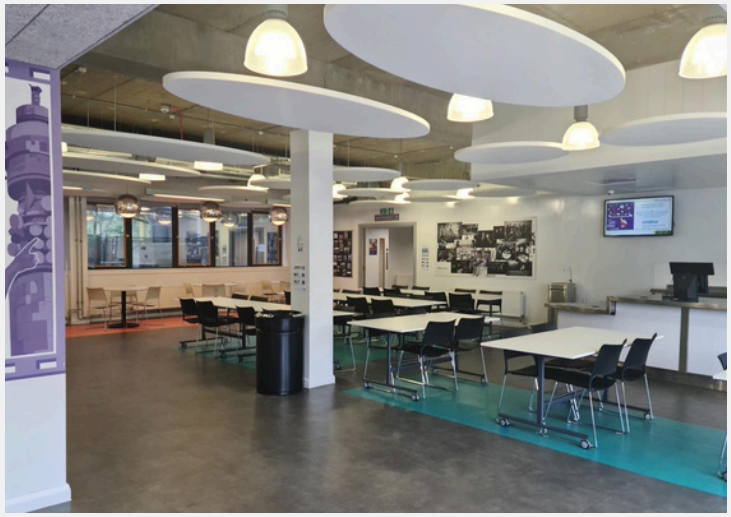
## VAT

This property is VAT registered.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.







# CONTACT

GET IN TOUCH


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