

Stimpsons

Unit 28 The Metro Centre, Dwight Road, Watford, WD18 9SB

To Let / For Sale | 3,283 sq ft

Modern Business Unit

Summary

- Rent: £40,000 per annum
- Price: £750,000
- Business rates: £20,221.50 per annum Est 2026/2027
- Service charge: £800 per annum
- VAT: Applicable
- EPC: C (72)
- Lease: New Lease

Key Points

- Ground Floor Storage
- First Floor Offices
- Comfort Cooling to offices
- First Floor Kitchen
- 7 Car Parking Spaces
- Roller shutter door
- Established business location

Description

An end terrace modern business unit arranged as first floor offices and ground floor storage/workshop.

The unit benefits from comfort cooling in the offices, fitted kitchen and ground floor loading via a roller shutter.

Location

The property is situated on the Metro Centre, a modern business park in Dwight Road located just off Tolpits Lane equidistant between Watford and Rickmansworth.

Junctions 18 and 19 of the M25 are each approximately three miles distance providing access to the national motorway network and major airports.

Fast and fretquent rail services provided by mainline and underground stations at Moor Park (Metropolitan Line), Rickmansworth Station (Chiltern Line and Metropolitan Line) and from Watford Junction Station that accesses London Euston within 18 minutes, the North of England and Gatwick Airport.

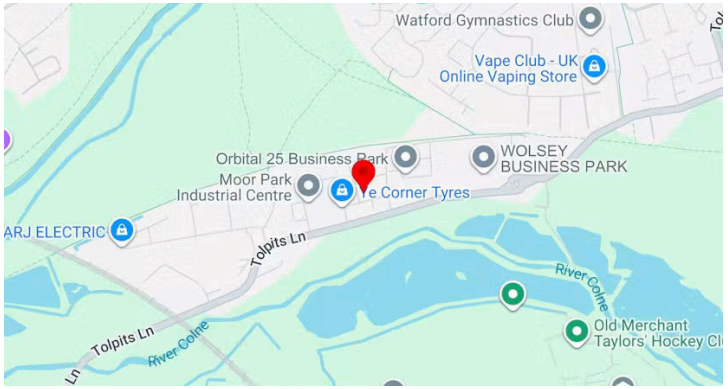
Accommodation

Name	sq ft	sq m
Ground	1,635	151.90
1st	1,635	151.90
Total	**3,270**	**303.80**

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

The property is also available for sale freehold at the price of £750,000.



Further information

- View details on our website

Contact & Viewings



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Viewings

Strictly by appointment via sole agents.

