

# BUILDINGS 5&6 WARNER BROS STUDIOS LEAVESDEN PARK WATFORD

WD25 7GS

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*Grade A Offices - To Let - 2,712 Sq.ft to 9,150 Sq.ft*

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## KEY DETAILS

- On site café with full height atrium
- Conference suite & meeting rooms
- Raised access floors
- Metal tile suspended ceilings with LG7 lighting
- Air conditioning
- Car parking at 1:250 Sq.ft
- Showers & WC's on each floor

## DESCRIPTION

A creative business hub at the home of one of the world's leading film studios, Warner Bros. Studios, Leavesden Park is a thriving office community with a rich mix of film industry businesses and innovative companies.

The available accommodation comprises mostly open plan office space with a kitchen and meeting room facilities.

## AMENITIES










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## ACCOMMODATION

| *Floor* | *Size Sq.m* | *Size Sq.ft* |
|---|---|---|
| *Ground floor (6)* | 251.95 | 2,712 |
| *3rd floor west (6)* | 850.06 | 9,150 |
| *1st floor east (5)* | 604.43 | 6,506 |
| *2nd floor west (5)* | 358.70 | 3,861 |

*These floor areas are approximate and have been calculated on a net internal basis.*

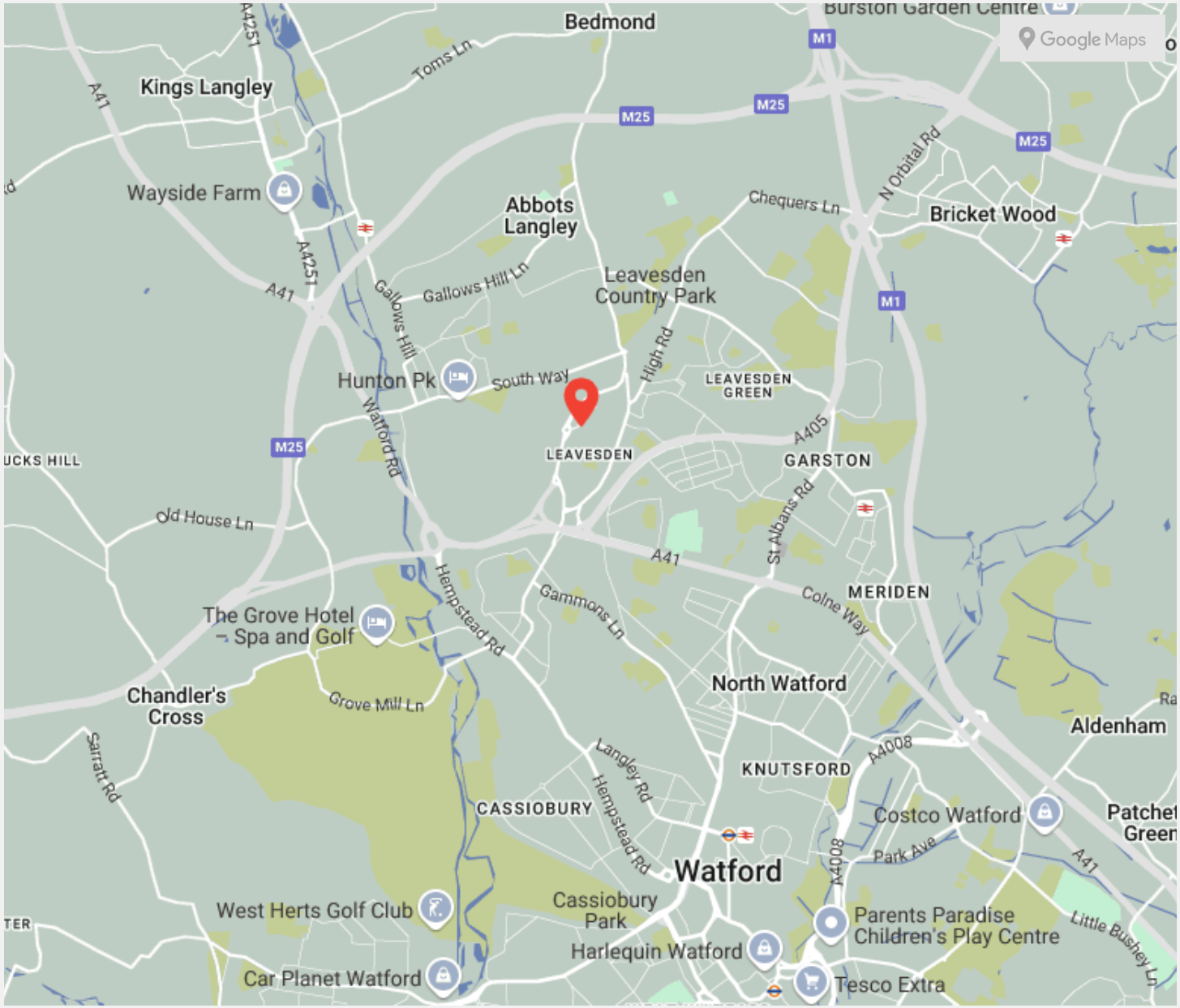
## LOCATION

Warner Bros. Studios Leavesden Park benefits from excellent local and national connections with both the M1 and the M25 within a short distance.

Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and to Clapham Junction and is circa 2.5 miles to the south.

## TRANSPORT

- Watford Junction Station - 3 miles
- M25 (Junction 20 & 21) - 4 miles
- M1 (Junction 6) - 4 miles

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## TERMS

Available on new full repairing and insuring leases with terms to be agreed. The leases will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

Upon application.

## RATES

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.

## EPC

The buildings have the following EPC ratings:

Building 5: D 92
Building 6: D 84

Further details available upon request.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH


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