

36 METRO CENTRE DWIGHTS ROAD WATFORD

WD18 9SB

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Ground Floor Office

To Let - 1,267 Sq.ft

36 METRO CENTRE WATFORD

WD18 9SS

Modern Business Unit

TO LET

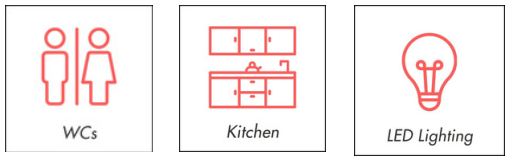
KEY DETAILS

- Well established business location
- Self-contained ground floor suite
- WC and kitchen facilities
- 5 designated parking spaces
- Suspended ceiling with LED lighting
- Full accessed raised flooring
- Air conditioning

DESCRIPTION

The property comprises a modern, two-storey self-contained office building situated in The Metro Centre. The available ground floor office is finished to a high standard and includes WC and kitchen facilities, suspended ceilings, and energy-efficient LED lighting. The space is predominantly open plan and includes one enclosed office along with two glass-partitioned rooms, ideal for use as offices or meeting spaces.

AMENITIES









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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	117.74	1,267

This floor area is approximate and has been calculated on an IPMS3 basis.

LOCATION

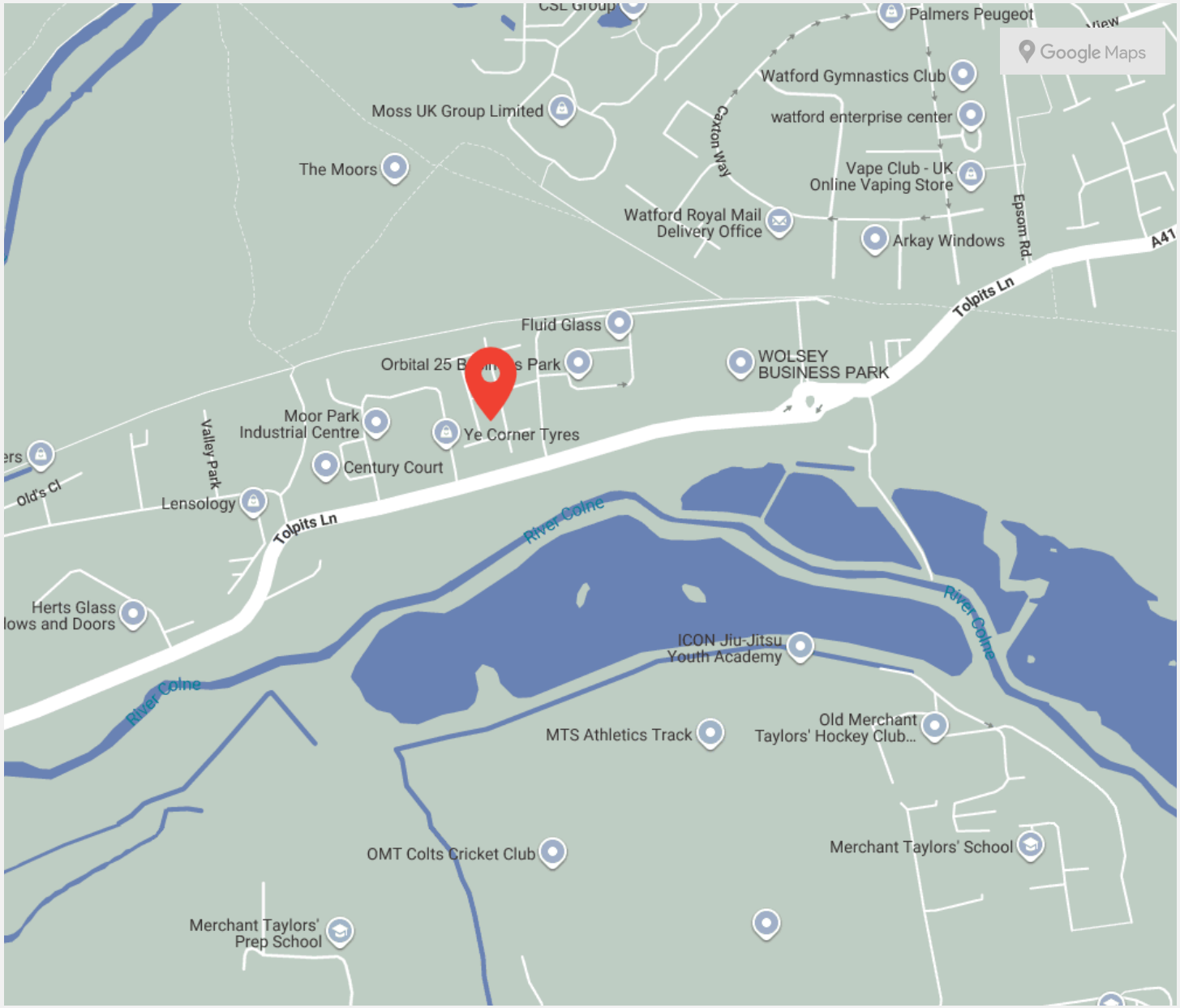
The property is situated in a modern business park just off Tolpits Lane and equidistant to Watford and Rickmansworth.

Motorway access is excellent and available at Junction 18 and 19 of the M25, both of which are approximately three miles away.

Rail and underground links are available at Watford Junction and Rickmansworth station respectively providing fast and regular services to London.

TRANSPORT

- Watford Junction Station - 2.9 miles
- Rickmansworth Station - 3 miles
- M25 (Junctions 17, 18 & 19) - 4 miles



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TENURE

The property is offered on a new lease for a term to be agreed.

RENT

£19.00 per Sq.ft exclusive.

RATES

The VOA website shows an entry in the current Rating List of £21,750. 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.

EPC

The property has an EPC rating of C 68. 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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