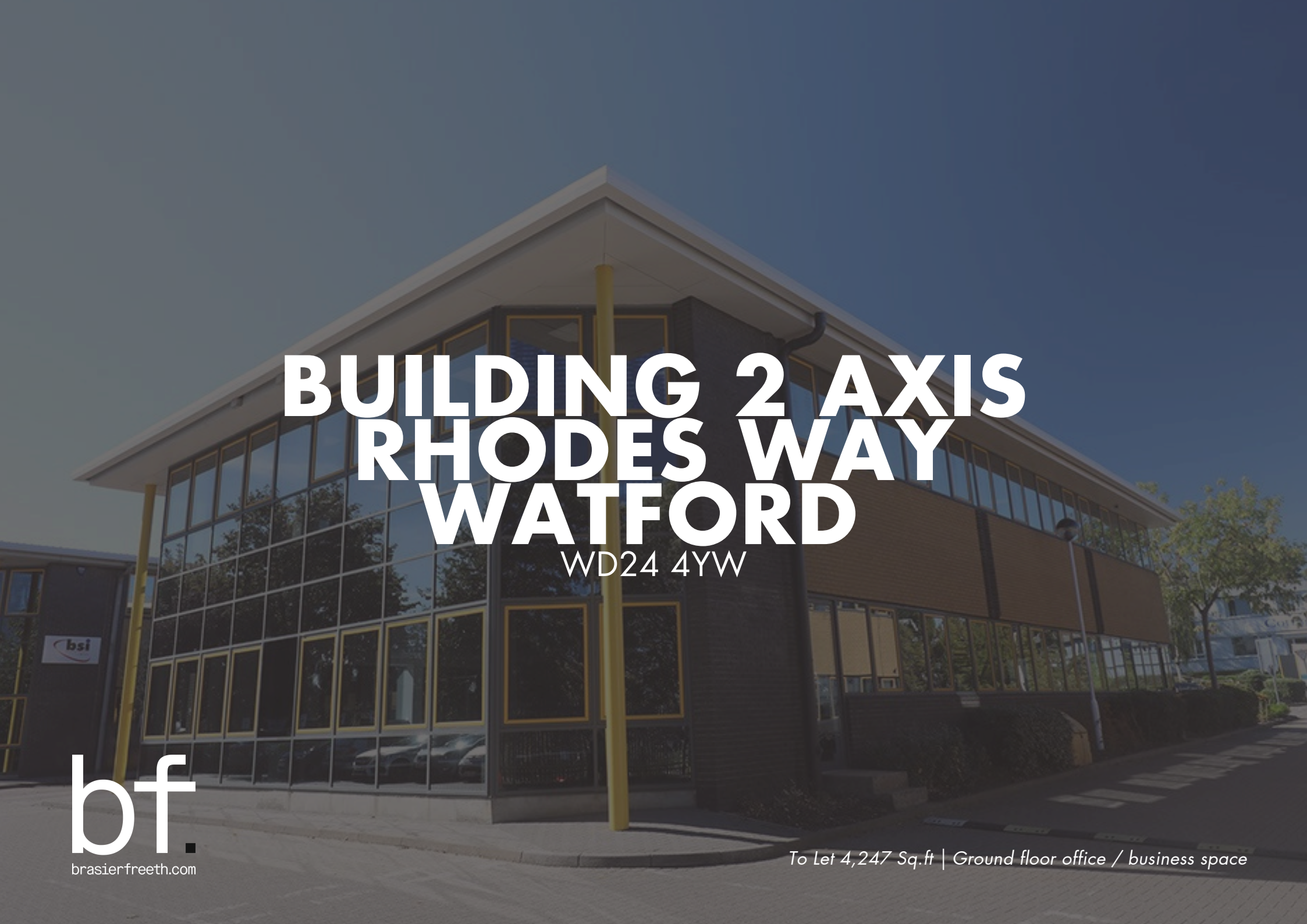


BUILDING 2 AXIS RHODES WAY WATFORD

WD24 4YW

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To Let 4,247 Sq.ft | Ground floor office / business space

RHODES WAY
WATFORD
WD24 4YW

KEY DETAILS

- Ground floor office / business space
- Peady for occupation
- Open-plan workspace with three glazed offices / meeting rooms
- Fitted breakout / informal meeting area
- Selected office furniture available
- Cat 6 cabling
- Air conditioning
- LED lighting
- 16 on-site car parking spaces
- Rear loading / access door
- 13 minute walk to Watford Junction Station
- 1 mile to M1 (J5)

DESCRIPTION

The accommodation provides an open plan ground floor office suite.

The current configuration includes open-plan workspace, three glazed private offices / meeting rooms, WCs and kitchen/breakout accommodation.

The suite also benefits from air conditioning, LED lighting, raised floors, good natural light and a rear loading/access door, together with 16 allocated car parking spaces.



RHODES WAY
WATFORD
WD24 4YW

Office/Business Space
TO LET





SPECIFICATION

- Office accommodation
- Open-plan workspace
- Three glazed private offices / meeting rooms
- Fitted breakout / informal meeting area
- Cat 6 cabling
- Air conditioning
- LED lighting
- Suspended ceilings
- Window blinds
- CCTV and alarm system
- WC and shower facilities
- Rear loading / access door
- 16 car parking spaces

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	395.00	4,247

RHODES WAY
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TO LET

LOCATION

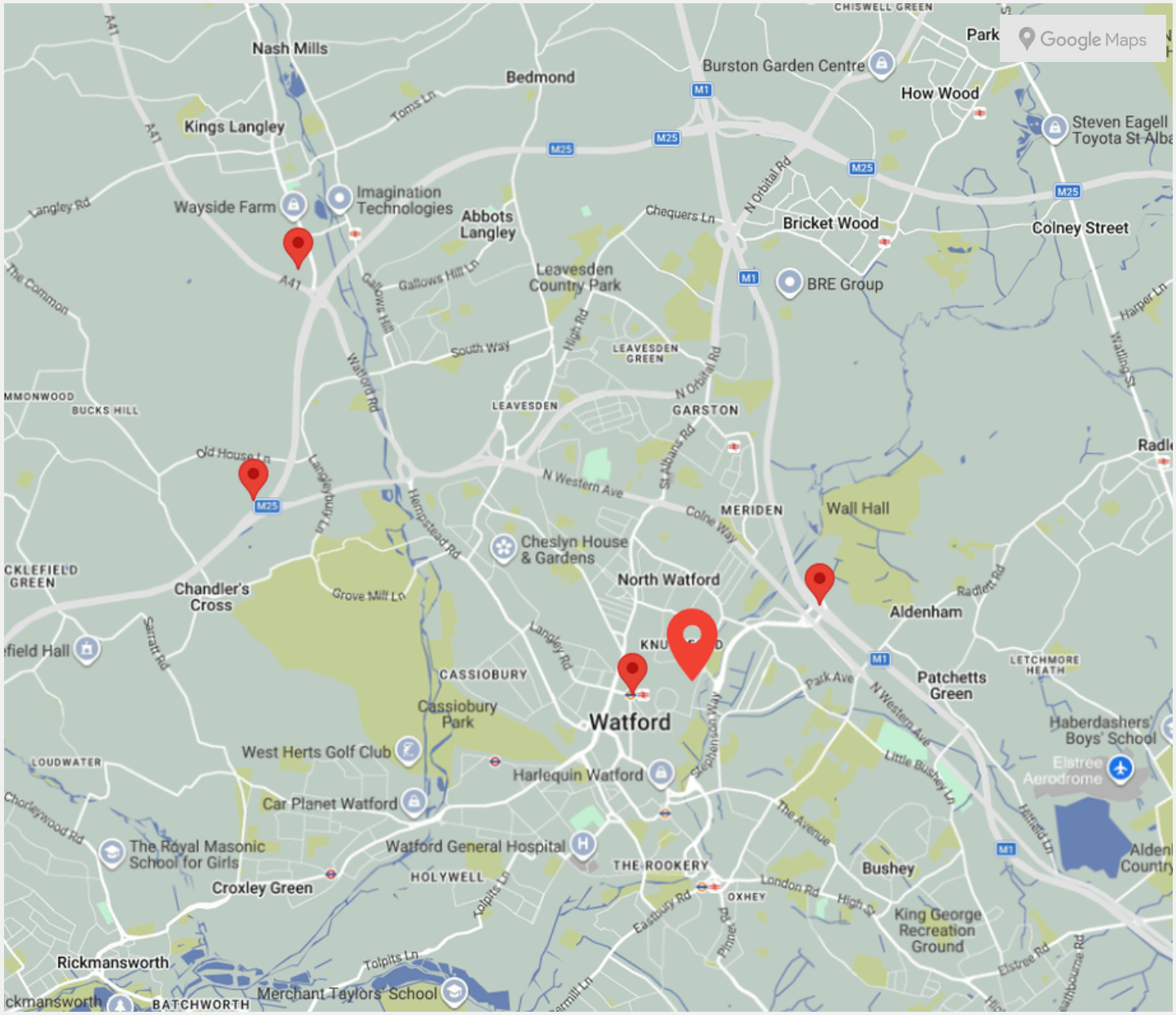
AXIS is well located on Rhodes Way, providing good access by both road and rail.

Watford Junction Station is approximately a 13 minute walk, providing regular services to Central London and the North, while the M1 (J5) is approximately 1 mile away.

Watford town centre is approximately 1 mile from the property and provides a wide range of retail, leisure and restaurant amenities, including Harlequin Watford.

TRANSPORT

- Watford Junction - 18 minutes walk
- M1 (J5) - 1 miles away
- M25 (J20 & J21a) - 3 miles away
- A41 Bypass - 5 miles away



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RHODES WAY
WATFORD
WD24 4YW



TERMS

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

RENT

Upon application.

SERVICE CHARGE

A service charge will be levied in respect of the maintenance and upkeep of the common parts of the building and the wider estate.

Further details are available upon request.

EPC

The property has an EPC rating of C 74. Details available upon request.

BUSINESS RATES

The current estimated business rates payable are approximately £50,400 per annum.

Interested parties are advised to make their own enquiries with Watford Borough Council to verify the rates payable - 01923 226400.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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