
AXIS
TO LET
HIGH QUALITY OFFICE / BUSINESS SPACE
4,247 - 7,242 sq ft
www.axis-watford.co.uk



# X marks the spot

AXIS occupies an elevated and prominent position with frontage to Radlett Road near to its junction with Colonial Way.

Stephenson Way runs parallel to the site and provides fast dual carriageway access to/from Junction 5 M1 and the A41 which in turn feed into the M25 and the national motorway network.

There is direct pedestrian access to the town centre and Watford Junction Station which provides an over ground service to London Euston in 16 minutes.









FULLY REFURBISHED

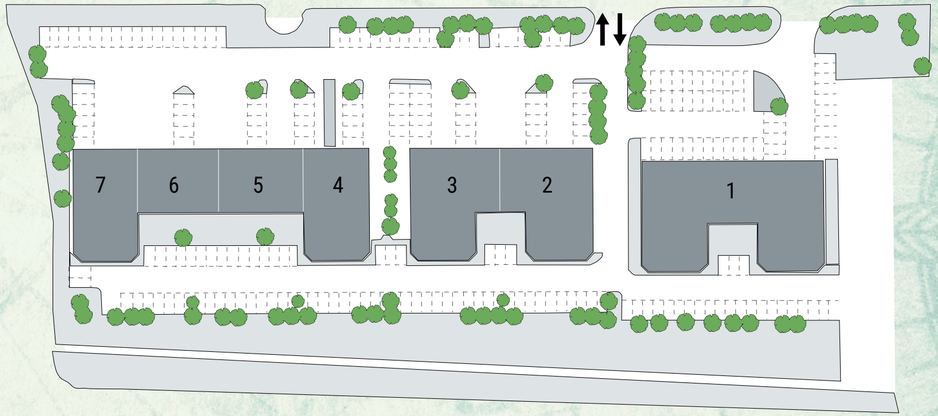
NEW AIR CONDITIONING

NEW LED LIGHTING

ON SITE CAR PARKING

13 MIN WALK TO WATFORD JUNCTION

M1 (J5) & A41 1 MILE M25 (J20) 3.4MILES




# Xceptional Accommodation

Axis comprises seven x two storey buildings which were originally designed as hi-tec business units but have now been retro-fitted as pure office buildings.

These striking buildings are constructed of brick with large areas of reflective black glazing under pitched roofs.

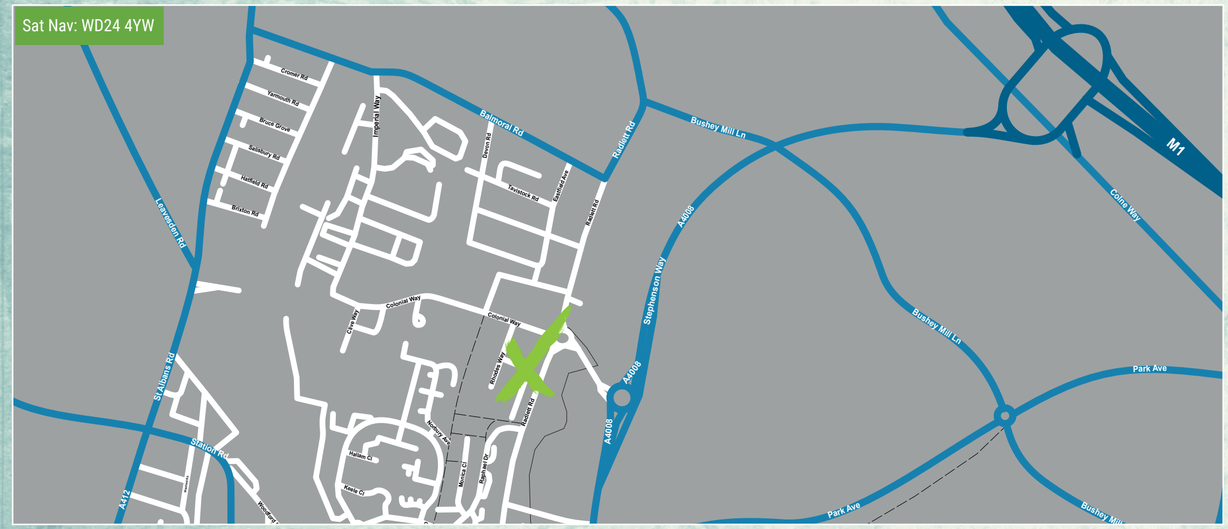
The estate benefits from the following specification;

- New ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised first floor at first floor with provision at ground floor
- New carpet tiles
- Refurbished reception with new carpeting, lighting
- WC's on ground and first floors
- Shower facilities
- Generous car parking provision
- EPC rating C

# In XcelNent Company

Watford is home to a wide and diverse range of occupiers from professional services to technology and creative to manufacturing mainly driven by its unrivalled accessibility via both road and rail.

ASOS
pwc
KPMG
POLO RALPH LAUREN
Hilton
TJX
Wickes
JVCKENWOOD
wetherspoon








# X reasons to choose Axis

i. One mile to J5 M1

ii. 13 minute walk to Watford Junction Station

iii. Flexible accommodation

iv. Extensive on-site parking provision

v. Newly refurbished space

vi. Air conditioned offices

vii. Suitable for alternative uses (STP)

viii. Situated amongst national and multinational companies

ix. Watford is a vibrant and thriving UK town

x. £1.5bn redevelopment in the town and infrastructure

AXIS

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# AXIS WD24 4YW

# TO LET

## HIGH QUALITY OFFICE / BUSINESS SPACE
**4,620 sq ft** (429 sq m) FIRST FLOOR

FULLY REFURBISHED

NEW AIR CONDITIONING

NEW LED LIGHTING

ON SITE CAR PARKING

13 MIN WALK TO WATFORD JUNCTION

BERYL BIKES AVAILABLE ON SITE

M1 (J5) & A41 1 MILE
M25 (J20) 3.4MILES







BULDING 3

The available accommodation in Building 3 comprises an open plan first floor office suite which benefits from excellent natural light within a semi-detached property. It has been comprehensively refurbished together with the WC, showers and reception

.

| First Floor | 4,620 sq ft | 429 sq m |
|---|---|---|
| **TOTAL** | **4,620 sq ft** | **429 sq m** |

**www.axis-watford.co.uk**

SPECIFICATION

- New ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised floor
- New carpet tiles
- Refurbished reception with new carpeting, lighting
- WC's on ground and first floors
- Shower facilities
- 16 car parking spaces (1:290 sq ft)
- EPC rating C


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