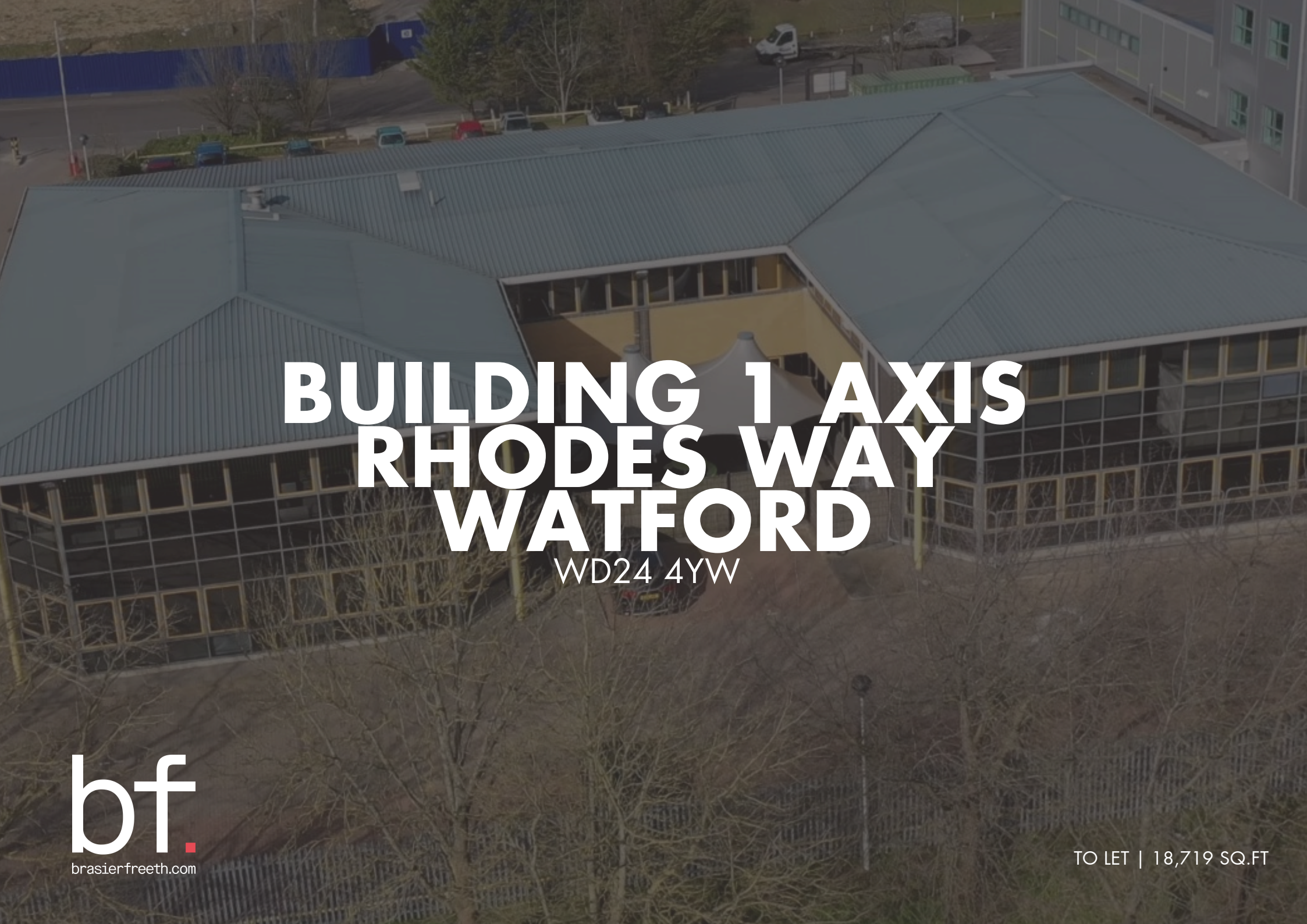


BUILDING 1 AXIS RHODES WAY WATFORD

WD24 4YW

bf.

brasierfreeth.com

TO LET | 18,719 SQ.FT

BUILDING 1 AXIS WATFORD

WD24 4YW

KEY DETAILS

- Self-contained building with playground area
- Well suited for educational user
- Planning consent for a School
- On site car parking
- Including canteen, playground and lecture theatre Alternative uses would be considered – subject to planning
- 13 minute walk to Watford Junction Station
- 1 mile to M1 (J5)
- 5 miles to M25 (J20 & J21a)

DESCRIPTION

Building 1 is a prominently positioned two storey office building which has been converted into a school and was previously operating as part of the Watford University Technical College.

The property includes classrooms, break out spaces, a playground, canteen and lecture theatre

ACCOMMODATION

Floor	*Size Sq. ft*	*Size Sq.m*
Ground Floor	9,161	851.10
First Floor	9,558	888.00
Total	18,719	1,739.10

These floor areas are approximate and have been calculated on an IPMS3 basis.



BUILDING 1 AXIS WATFORD

WD24 4YW

Office Space

TO LET

PLANNING

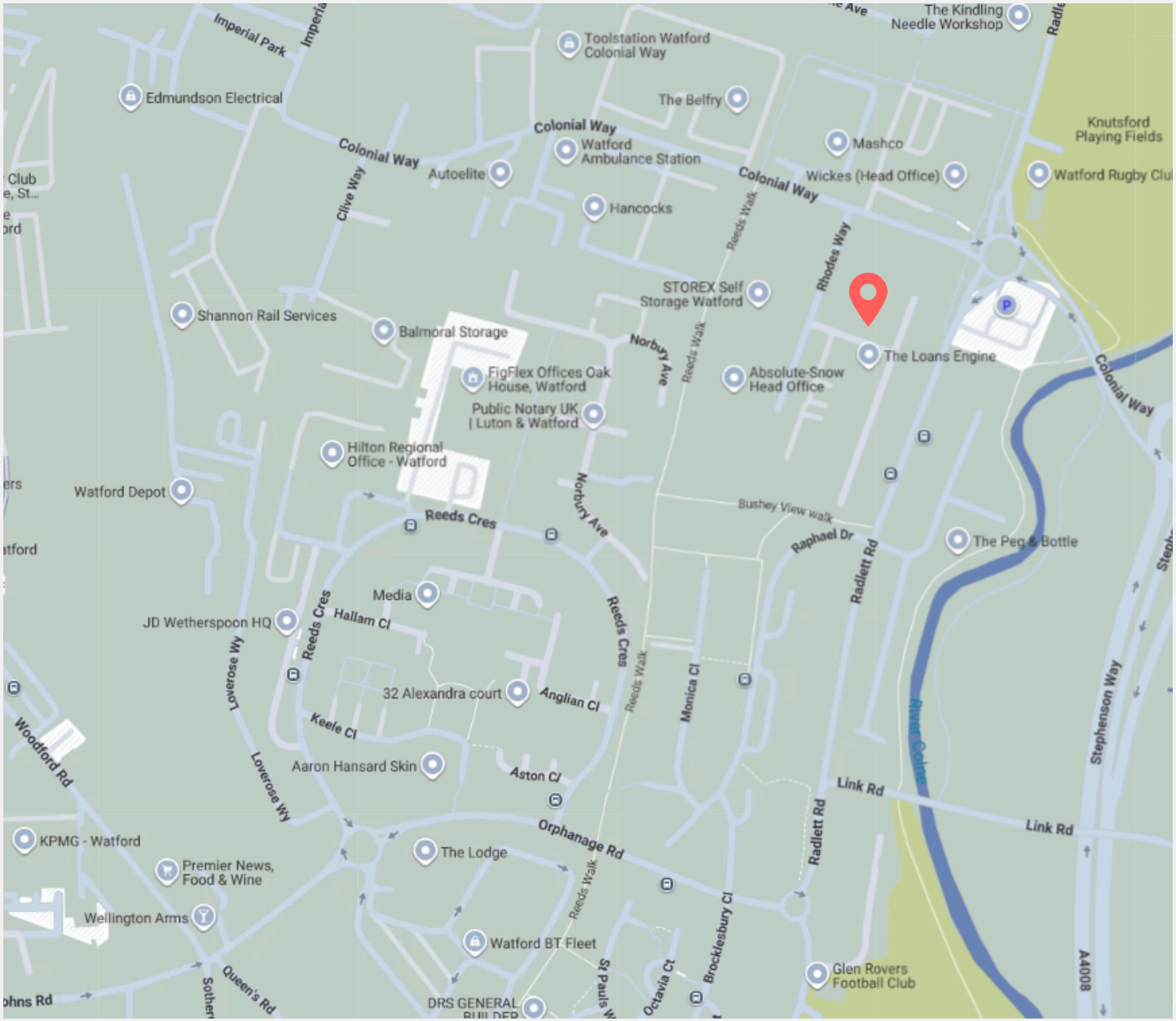
The property benefits from a planning consent to use the site as a "state-funded" school. Alternative uses would be considered subject to planning

LOCATION

AXIS is well located providing good access links by road and rail. Watford Junction is a 13 minute walk which provides regular trains to Central London and the North, while the M1 (J5) is less than 1 mile away. Watford Town Centre is 1 mile from the building which offers a wide range of retail and leisure amenity including the Atria Shopping Centre.

TRANSPORT

- Watford Junction - 13-minute walk
- M1 (J5) - 1 mile
- M25 (J20 & J21) - 5 miles



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BUILDING 1 AXIS WATFORD
WD24 4YW

TERMS

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

RENT

Upon application.

EPC

The property has an EPC rating of B 32. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £445,000. 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.

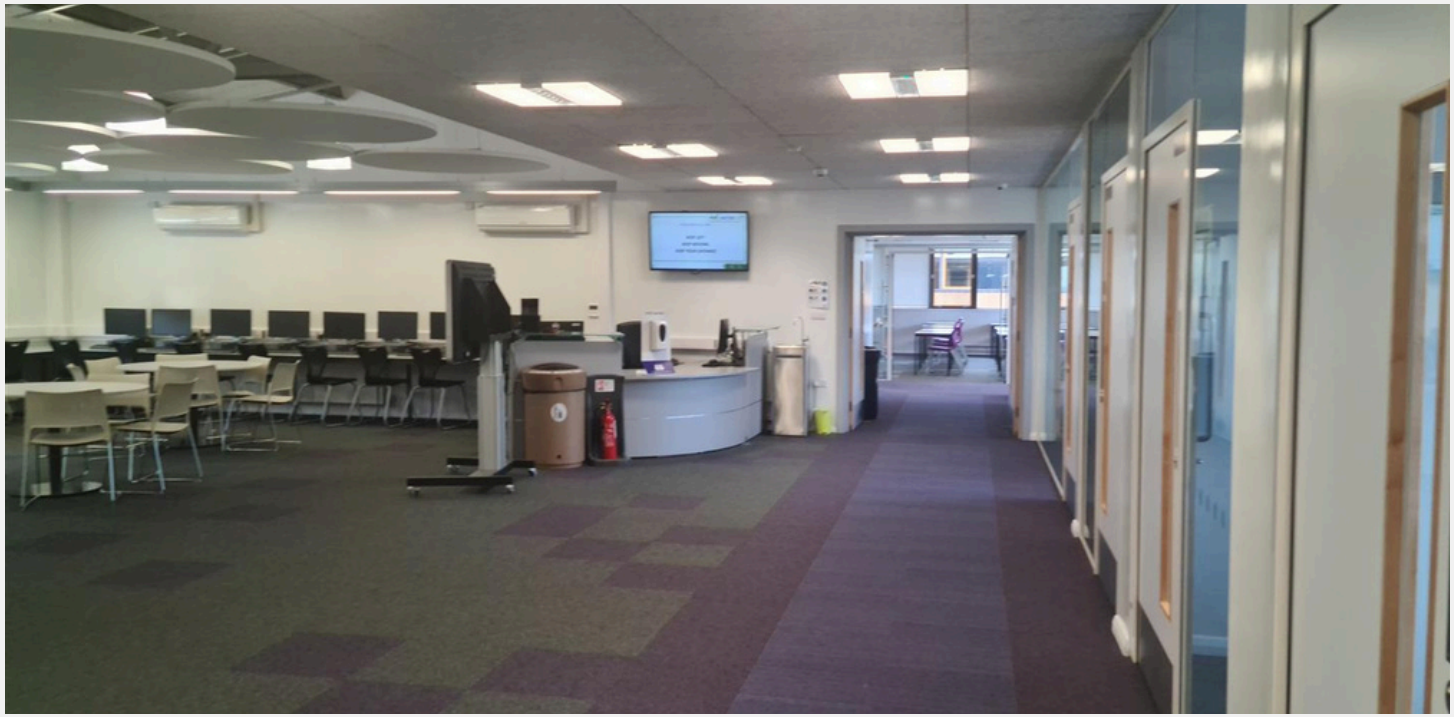
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

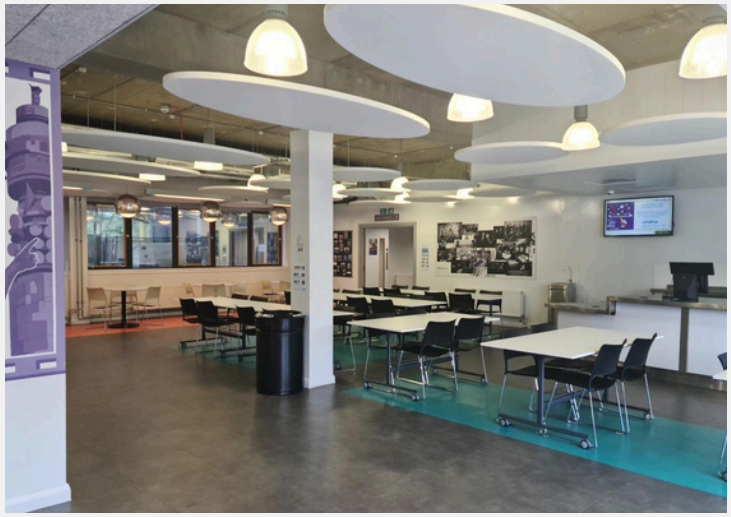
VAT

This property is VAT registered.

LEGAL COSTS

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







CONTACT

GET IN TOUCH

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