

UNIT 12
ORBITAL 25 BUSINESS PARK
TOLPITS LANE
WATFORD

WD18 9DA

bf.

brasierfreeth.com

2,338 sq. ft. Office Unit for Sale

ORBITAL 25 BUSINESS PARK WATFORD
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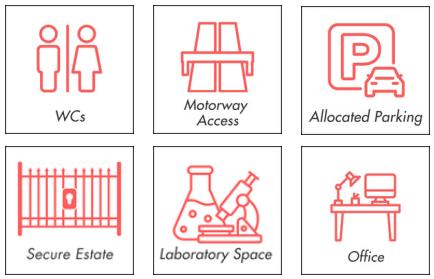
Office Space
FOR SALE



KEY DETAILS

- Self-contained, two-storey office building
- Flexible ground and first floor accommodation
- Established commercial estate
- Practical, functional specification
- Good accessibility for both the M25 (Junction 17 & 18) and M1 via Tolpits Lane
- On-site parking with 6 allocated spaces

AMENITIES



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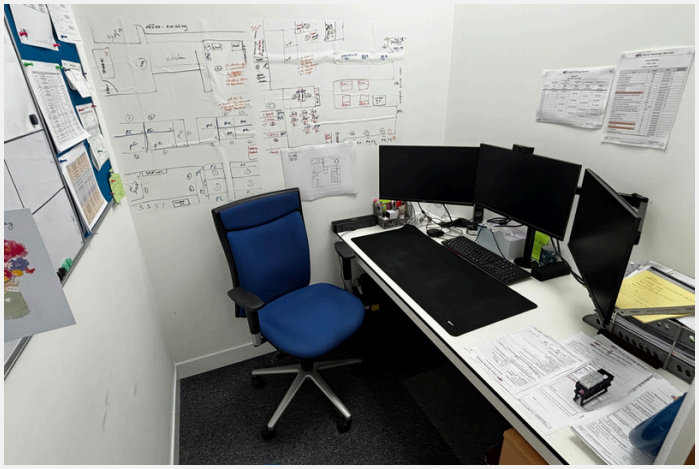

DESCRIPTION

The property forms a two-storey high-tech office / laboratory unit, fitted to a high specification throughout. The ground floor comprises laboratory / research space, together with storage and WC facilities. The first floor provides open plan office space, along with a kitchenette, a breakout area and a number of individual offices.

The property provides a mixture of Category II/LED lighting and air-conditioning on both floors, along with three phase power. The ground floor can be reinstated to open plan storage with a clear height of 3.55m and loading door/bay.

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	107.85	1,161
First floor	109.37	1,177
TOTAL	**217.19**	**2,338**

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

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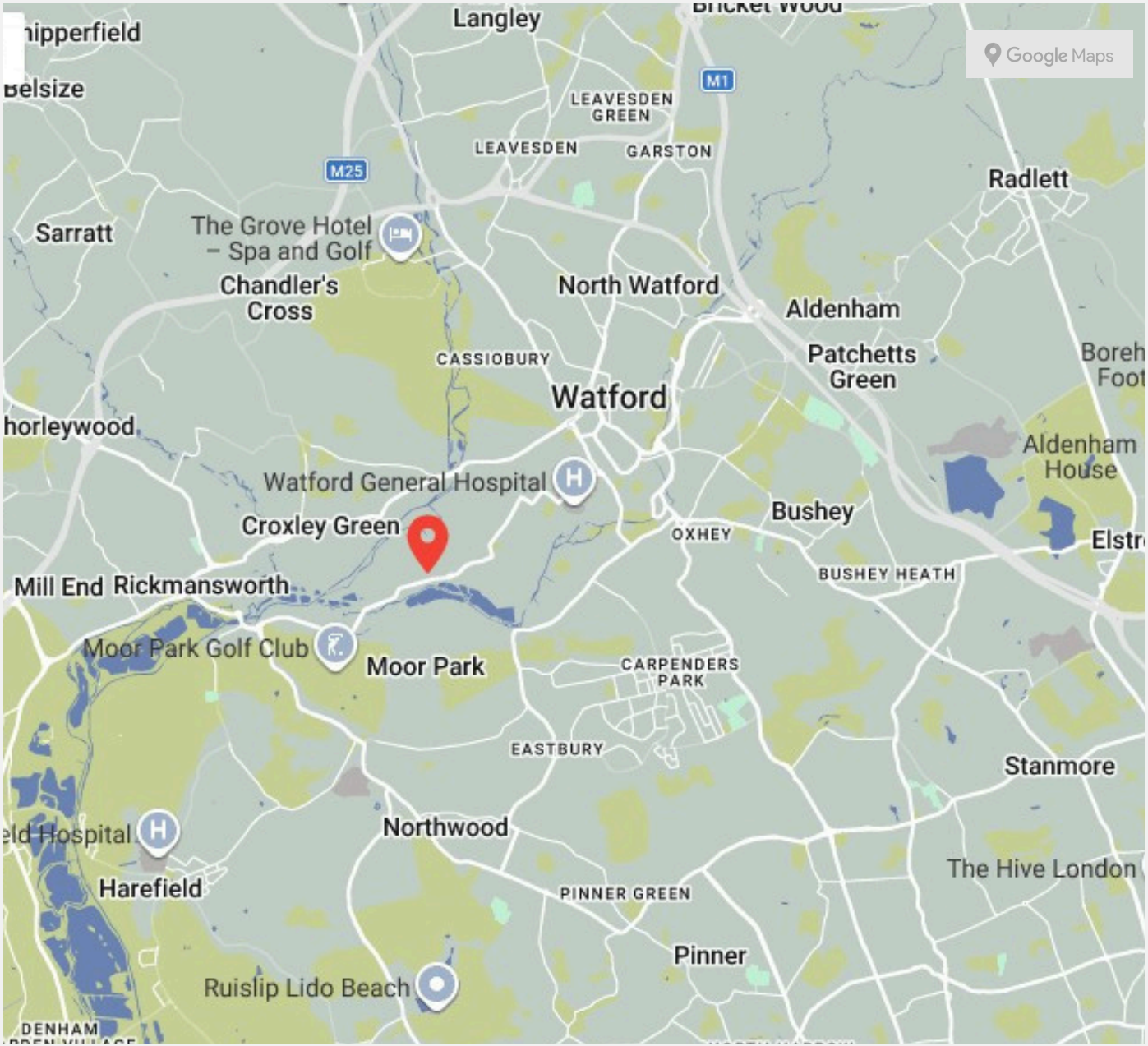
LOCATION

Orbital 25 is a modern business park located on Tolpits Lane, equidistant between Watford and Rickmansworth. It lies approximately 4.5 miles from Junctions 17 and 18 of the M25, providing excellent access to the national motorway network.

Rickmansworth station is nearby providing fast and regular service to the West end and the City(Metropolitan line) and Marylebone (Chiltern line).

TRANSPORT

- Rickmansworth station - 3 miles away
- M25 (J17 & J18) - 4.5 miles
- Heathrow Airport - 29 miles



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PRICE

Price on application with vacant possession.

ESTATE CHARGE

We understand that there is an estate charge. Details upon request.

EPC

B 49.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £41,000. 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.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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