

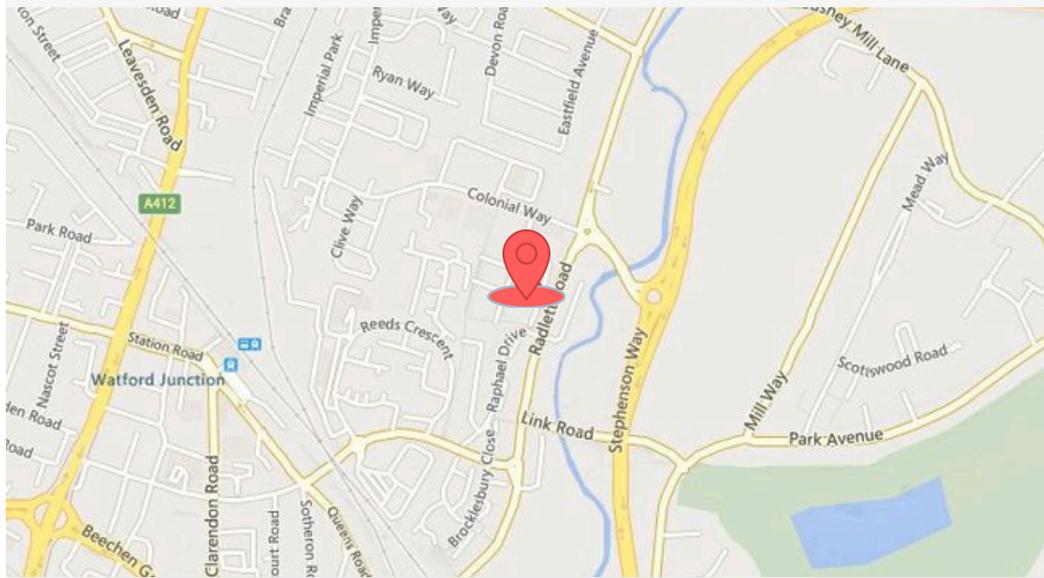
Building 1 Axis |
Rhodes Way | Watford |
WD24 4YW

To Let | 18,719 Sq.ft



Key features

- 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)



Building 1 Axis | Rhodes Way | Watford | WD24 4YW

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.

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.

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.

Terms

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

Rent

Upon application.

Accommodation

Ground floor	9,161 Sq.ft	851.10 Sq.m
First floor	9,558 Sq.ft	888.00 Sq.m
TOTAL	 18,719 Sq.ft	 1,739.10 Sq.m

These floor areas are approximate and have been calculated on a IMPS3 basis.

Rates

The VOA website shows an entry in the current Rating List of £410,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2025, 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 B 33. Details available upon request.

Legal costs

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

VAT

The property is VAT registered.

For viewings contact

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