

# 10 METRO CENTRE TOLPITS LANE WATFORD

WD18 9SS

**bf**

brasierfreeth.com

To Let, Modern Business Unit - 2,342 Sq.ft

# 10 METRO CENTRE TOLPITS LANE WATFORD

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Office Space  
**TO LET**

## KEY DETAILS

- Two storey, industrial business unit
- Electric roller shutter door
- Central heating and comfort cooling to part
- WC's and kitchen facilities
- LED lighting
- Suspended ceiling with LED lighting
- 4 car parking spaces

## AMENITIES



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	109.06	1,174
Mezzanine Offices	208.51	1,168
<b>TOTAL</b>	<b>217.65</b>	<b>2,342</b>

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

## DESCRIPTION

The property comprises a modern, mid-terraced industrial/business unit on the Metro Centre Business Park. The property comprises showroom and warehouse space on the ground floor with office accommodation on the mezzanine level.

The ground floor offers partitioned showroom space and open plan warehouse space with a WC and a tea point. The office content on the mezzanine level has been fitted to a modern standard, comprising open plan accommodation with a glass partitioned office room and WC facilities.

There are 4 allocated car parking spaces attached to the property.



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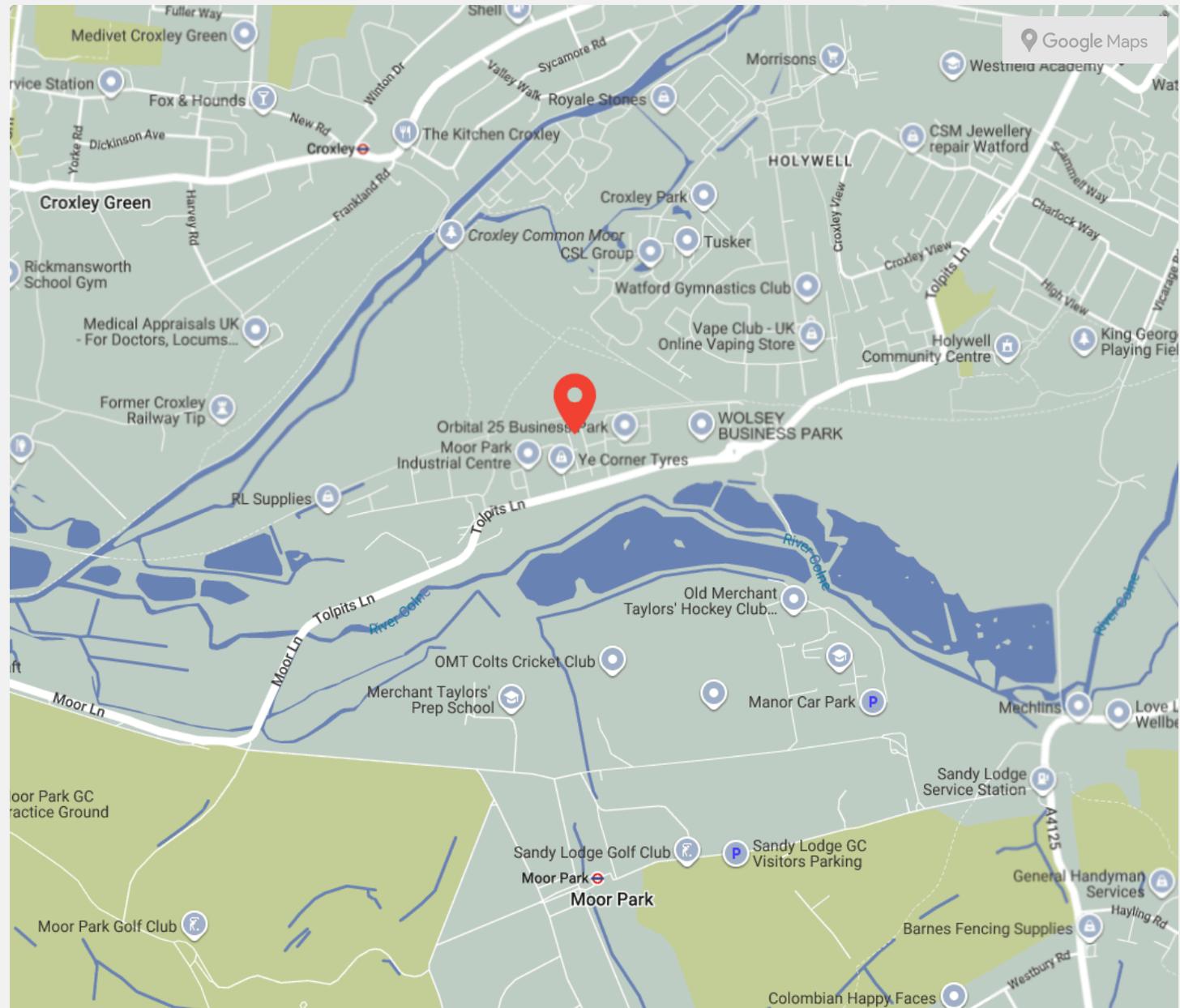
TO LET

## LOCATION

The Metro Centre is a modern business park fronting Tolpits Lane, equidistant between Watford and Rickmansworth. It lies approximately 4 miles from Junctions 17, 18 and 19 of the M25 providing excellent access to the national motorway network. Rickmansworth Station is nearby providing fast and regular services to the West End and the City (Metropolitan line) and Marylebone (Chiltern line).

## TRANSPORT

- 🚉 Rickmansworth Station (Marylebone) 10 miles
- 🚉 Watford Station (Euston) - 16 miles
- 🛣️ M25 (J17, 18 & 19) - 4 miles



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## TENURE

The property is offered on a new lease for terms to be agreed.

## RENT

£35,000 per annum exclusive.

## EPC

The property has an EPC rating of C74. Details available upon request.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £27,250. 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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